

**174 - 628 E KENT AVENUE S, VANCOUVER**  
**2,120 SQFT OF WAREHOUSE/OFFICE SPACE**

**FOR  
SALE**



**WILLIAM | WRIGHT**

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## PRIME LOCATION



Nestled in the heart of South Vancouver's vibrant industrial hub, the subject property enjoys strategic proximity to key resources and amenities. The bustling surroundings enhance its appeal, fostering a dynamic business environment. This central location optimizes logistical operations and ensures seamless connectivity to downtown Vancouver and Richmond.

## EFFICIENT LAYOUT



The subject property offers a well-organized layout with 1,060 sqft of warehouse/showroom space on the ground floor and an equally spacious 1,060 sqft fully built-out office space on the second floor. This design maximizes functionality and flexibility for various business operations.

## CONVENIENT ACCESSIBILITY



Beyond its prime location, the subject property provides convenient access to major transportation corridors, including Knight Street and Marine Drive. This strategic positioning not only streamlines logistical operations but also facilitates easy connectivity to downtown Vancouver and Richmond.

## TRANSIT ORIENTED



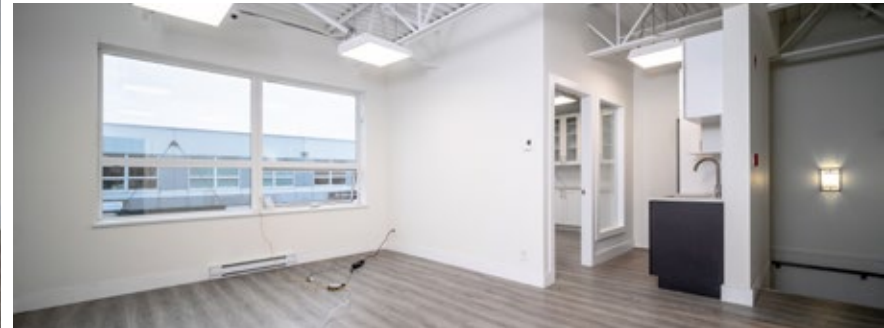
The subject property is transit-oriented, offering exceptional accessibility to the Canada Line through the nearby Marine Drive Station. Ideal for businesses and individuals seeking efficient and sustainable transportation solutions, this feature enhances overall connectivity and convenience.



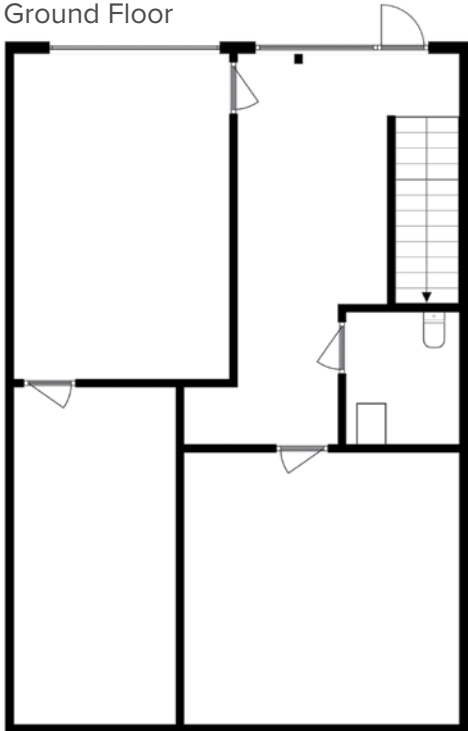
## FOR SALE

## WAREHOUSE/OFFICE SPACE AT RIVERSHORE BUSINESS PARK

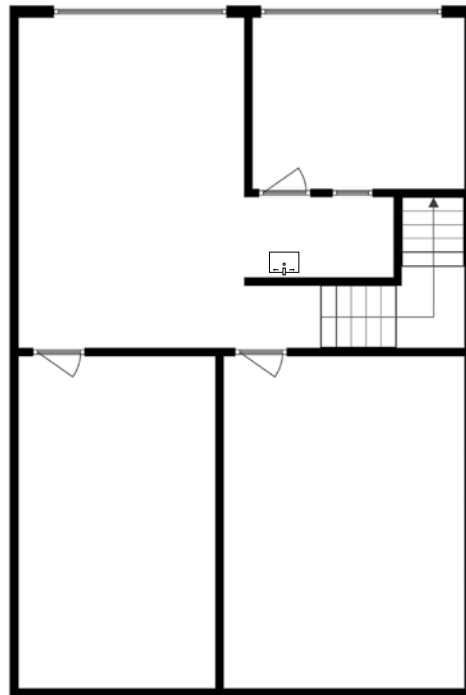
The subject property comprises a total of 2,120 sqft of warehouse/office space. The ground floor features 1,060 sqft of warehouse/showroom space, a reception area, a front-grade level loading door, and a handi-cap-accessible washroom. The second floor consists of 1,060 sqft of fully built-out office space with open area, a large boardroom, two rooms, and a kitchenette.



Ground Floor



Second Floor



Measurements are approximate. Buyer or Buyers's agent to verify if deemed important.

**Size**

Ground Floor: 1,060 SF  
Second Floor: 1,060 SF  
Total: ± 2,120 SF

**Parking**

3 including loading area

**Zoning**

M2

**Strata Fees**

\$290.73+GST per month

**Year Built**

2012

**Property Taxes**

\$8,823.09 (2023)

**PID**

028-864-972

**Legal Description**

STRATA LOT 58, PLAN EPS852, DISTRICT LOT 313, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

**Price**

\$1,480,000.00

### Restaurants + Cafes

- + Bendick's Ice Cream Factory Ice Cream Outlet
- + Dosa Corner
- + Dublin Crossing - Vancouver
- + Hi Five Chicken
- + JAPADOG (South Vancouver)
- + McDonald's
- + Neptune Palace Seafood Restaurant (Vancouver)
- + Panago Pizza
- + Pho Zen Vietnamese Cuisine
- + Starbucks
- + Subway
- + Triple O's
- + Wendy's
- + Win Win Chick-N

### Services

- + BMO Bank of Montreal
- + Chevron
- + Esso
- + Esso Car Wash
- + Fitness World
- + Mr. Lube + Tires
- + Petro-Canada
- + Scotiabank
- + Superstore Gas Bar

### Retail

- + 7-Eleven
- + Best Buy
- + Canadian Tire
- + Granville Toyota
- + Kal Tire
- + Loblaw Pharmacy
- + Lordco Auto Parts
- + Marine Chrysler Dodge Jeep Ram
- + Marine Gateway
- + Marshalls
- + Real Canadian Superstore
- + Shoppers Drug Mart
- + Sleep Country Canada
- + T&T Supermarket
- + Winners

### Parks & Schools

- + George Park
- + Winona Park
- + Pierre Elliott Trudeau Elementary School



## LOCATION

Located in South Vancouver's industrial hub, the property is a short drive from Knight Street and Marine Drive corridors, providing direct routes to downtown Vancouver and Richmond. Proximity to the Canada Line's Marine Drive Station enhances public transport accessibility. The area is vibrant with diverse businesses, fostering networking opportunities. Adjacent to the Fraser River, it provides a scenic backdrop and leisure spots for breaks and after-work activities.

## FOR MORE INFORMATION CONTACT

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