114-115 418 E KENT AVENUE S, VANCOUVER

3,600 SF INDUSTRIAL STRATA ACROSS TWO CONTIGUOUS UNITS

FOR SALE/ LEASE

COOPERATING AGENT BONUS



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THE OPPORTUNITY

This opportunity presents the chance to acquire and lease a well-configured industrial strata unit in South Vancouver's Foreshore Business Park, comprising approximately 3,600 square feet across two contiguous units.

The property offers a highly functional layout with approximately 1,200 square feet of mezzanine office/showroom space and 2,400 square feet of warehouse area. The warehouse benefits from up to 19-foot clear ceiling heights, grade loading access, and 3-phase power, making it suitable for a wide range of industrial users including light manufacturing, distribution, and service-based businesses.

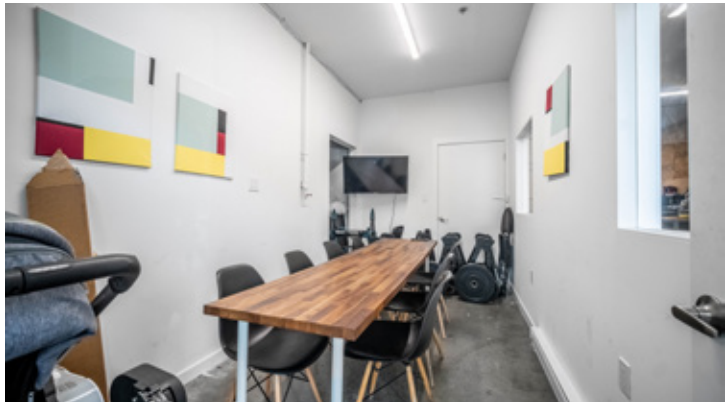
The mezzanine level features a built-out office/showroom with strong natural light, providing flexibility for front-of-house operations or administrative use.

Strategically located along East Kent Avenue South, the property provides excellent connectivity to Marine Drive, Main Street, and Fraser Street, allowing for efficient access throughout Vancouver and the broader Lower Mainland.

With limited availability of small-bay industrial strata units in Vancouver, this offering represents a compelling opportunity for owner-users seeking a well-located, functional industrial asset.





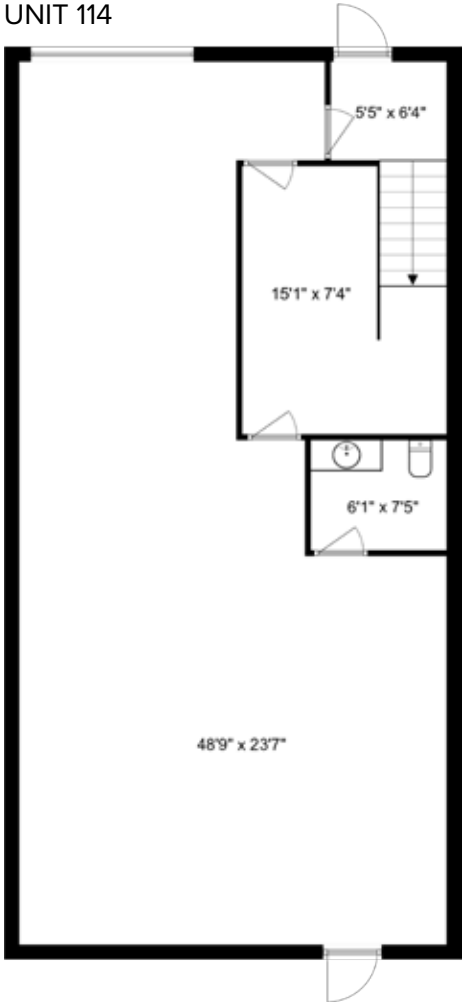




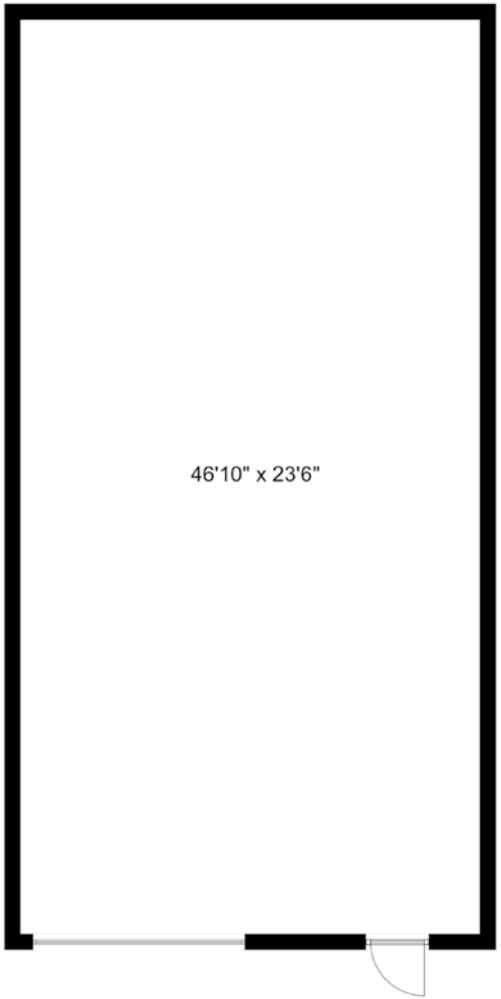


FLOORPLANS

UNIT 114



UNIT 115



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

SALIENT FACTS

SIZE BREAKDOWN
Mezzanine: +/- 1,200 SQFT
Warehouse: +/- 2,400 SQFT
Total: +/- 3,600 SQFT

ZONING
M2

PARKING
6 Stalls

PROPERTY TAXES
$23,067.16 (2025)

PID
026-617-978 & 026-617-986

LEGAL DESCRIPTION
STRATA LOT 36 & 37 DISTRICT LOT 313 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1764 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LEASE DETAILS

BASIC RENT
$20.00 / SF

ADDITIONAL RENT
$9.14 / SF

SALE DETAILS

PRICE
$2,156,400

STRATA FEE
$623 / month

COOPERATING AGENT BONUS
$10,000 cooperating agent bonus on a firm deal prior to December 31, 2026.

Rare 3,600 SF industrial strata opportunity across two contiguous units

Functional layout with ± 1,200 SF mezzanine office/showroom and ± 2,400 SF warehouse space

Warehouse features up to 19' clear ceiling heights, grade loading, and 3-phase power

Prime South Vancouver location with excellent access to Marine Drive, Main Street, and Fraser Street



DRIVING TIMES

MARINE DRIVE	2 MINS
KNIGHT STREET BRIDGE	5 MINS
YVR INTERNATIONAL AIRPORT	10 MINS
HIGHWAY 91	10-12 MINS
RICHMOND CITY CENTRE	15 MINS
PORT OF VANCOUVER	20-25 MINS

72 BIKE SCORE

71 WALK SCORE

THE LOCATION

The subject property is located in South Vancouver's established industrial corridor along East Kent Avenue South, within the well-known Foreshore Business Park.

This area is highly sought after due to its central location and strong connectivity to key transportation routes. The property offers immediate access to Marine Drive, Knight Street, Main Street, and Fraser Street, providing efficient links to Richmond, Burnaby, Downtown Vancouver, and Vancouver International Airport.

South Vancouver continues to experience strong demand from small- to mid-sized industrial users due to its proximity to the city core and limited supply of industrial land. The East Kent corridor, in particular, is well suited for service-oriented businesses, light manufacturing, and last-mile distribution users who require convenient access to Vancouver's population base.

This strategic location makes the property an attractive option for owner-users seeking long-term value in one of Metro Vancouver's most supply-constrained industrial markets.

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

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

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

Parks & Schools
+ George Park
+ Winona Park
+ Pierre Elliott Trudeau Elementary School

- Major cargo and logistics hub
- Direct connection to Richmond Hwy 99
- Key east-west arterial route
- Access to core business district
- Major commercial and industrial node
- Regional shipping and distribution
- Connection to Delta, Surrey, and Fraser Valley

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