

#111-1083 E KENT AVENUE NORTH, VANCOUVER
WAREHOUSE/OFFICE AT KENT AVENUE BUSINESS PARK

**FOR
SALE**



WILLIAM | WRIGHT

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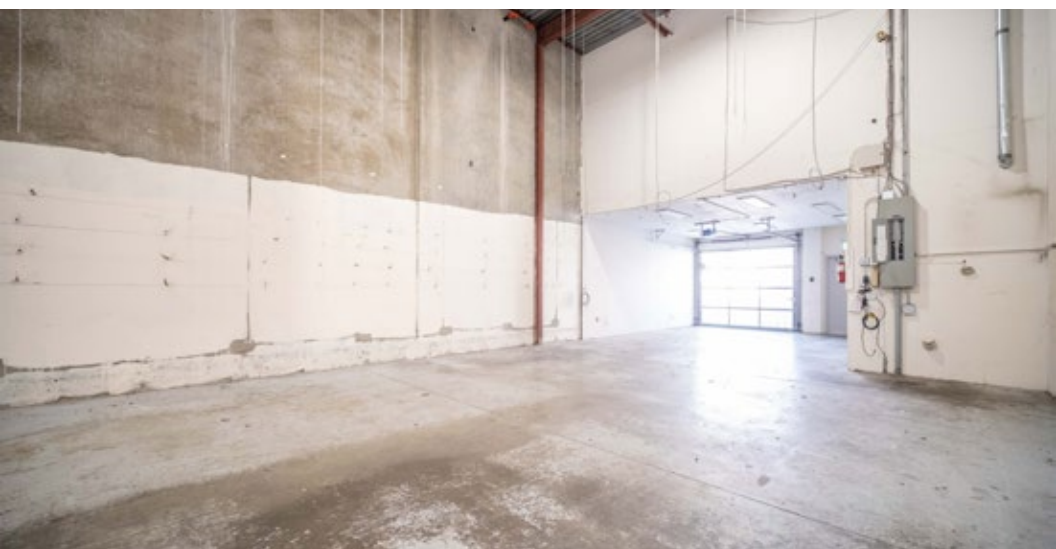
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Warehouse/Office Opportunity at Kent Avenue Business Park

Opportunity to acquire approximately +/- 1,790 SQFT of Warehouse/ Office located at Kent Avenue Business Park in prime South Vancouver. Main floor consists of 1,244 SQFT main floor warehouse which includes a washroom and front a grade loading door. The second floor consists of 546 SQFT of built out air conditioned office with a private room, kitchenette and 3 piece bathroom.



**FUNCTIONAL LAYOUT WITH MAJORITY
GROUND FLOOR WAREHOUSE AREA**



**HIGH CEILING
WAREHOUSE**



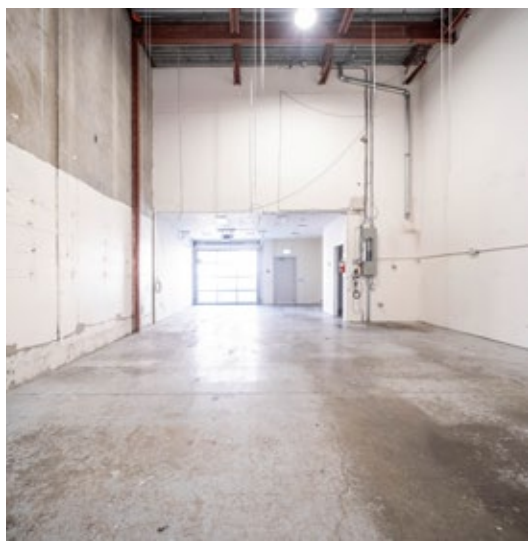
**EASY ACCESS TO
KNIGHT STREET**



**FULLY IMPROVED
SECOND FLOOR
OFFICE**



**FRONT GRADE
LOADING DOOR**



Salient Facts

SIZE BREAKDOWN

Main Floor: $\pm$ 1,244 SF

Second Floor: $\pm$ 546 SF

Total: $\pm$ 1,790 SF

PARKING

2 stalls plus loading area

ZONING

I2

PID

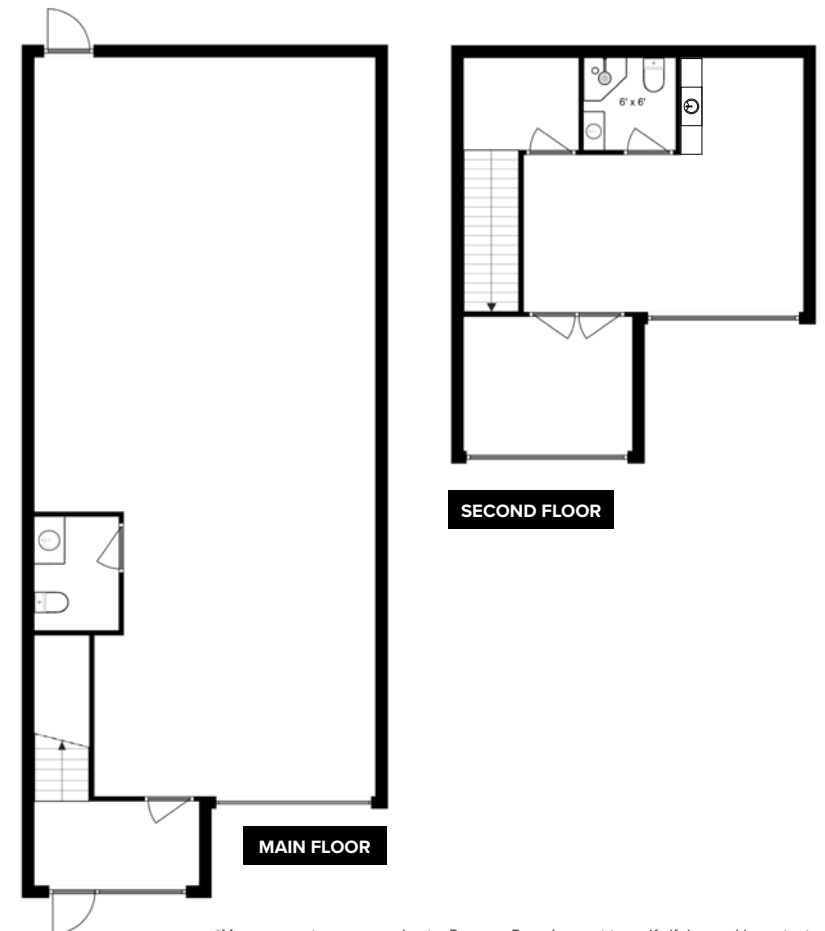
019-095-333

LEGAL DESCRIPTION

STRATA LOT 4, BLOCK Y, PLAN LMS1729,
DISTRICT LOT 327, GROUP 1, NEW
WESTMINSTER LAND DISTRICT, UNDIV
165/4757 SHARE IN COM PROP THEREIN
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

\$899,000



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

Amenities In The Area

82
Walk Score

Restaurants + Cafes

- + Northern Cafe
- + Dogwood Brewing
- + Bendick's Ice Cream
- + Factory Ice Cream Outlet
- + Dosa Corner
- + Dublin Crossing
- + 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

- + Fabricland
- + Visions Electronics
- + OpenBox.ca
- + 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

This unit is conveniently situated between Fraser and Knight Street, allowing for easy access to Knight Street and on to Richmond and YVR via the bridge. Located within an established light industrial node in South Vancouver, close to Marine Drive and SE Marine Way for east west access across the area.

Contact Listing Agents

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