



**FOR SALE**  
**STRATA WAREHOUSE/OFFICE**  
**#110-8828 Heather St. - Vancouver, B.C.**



**LOCATION:** South Vancouver is the Lower Mainland's most strategic business location. The building is located between Kent Avenue (North) and Marine Drive. This location allows for quick access to both the airport and downtown and all other municipalities are conveniently accessible via Highway 99 and Marine Way.

**AREA:**

Main Floor:	1,871 sq.ft.
2 <sup>nd</sup> Fl. Office:	742 sq.ft.
2 <sup>nd</sup> Fl. Storage: (permitted)	<u>1,034 sq.ft.</u>
<b>TOTAL:</b>	<b>3,647 sq.ft.</b>

- FEATURES:**
- Rear / Grade Level Loading
  - Concrete Tilt-Up Construction
  - 10' x 12' loading door
  - Three Phase: 200 AMP electrical
  - 3 washrooms (2 down / 1 up)
  - Skylight
  - Open plan for office areas
  - I-2 zoning

**PARKING:** Four (4) parking stalls plus visitor parking

**PROPERTY TAXES:** \$ 7,641.35 (2018)

**STRATA FEE:** \$ 450.00 per month

**SALES PRICE:** \$ 1,338,000

**FOR MORE INFORMATION, PLEASE CALL**  
**DAVE HALL \* RE/MAX CENTRAL**

**TEL: (604) 718-7309 FAX: (604) 718-7307 E-MAIL: dave@davieshall.ca**

