



FOR SALE AND LEASE
OFFICE/WAREHOUSE
#110 - 418 E. KENT AVENUE SOUTH, VANCOUVER, BC



LOCATION: *Foreshore Business Park* is primely located in South Vancouver. The property is located between Main Street and Fraser Street on Kent Avenue South ideally situated to provide fast and efficient access to all key business locations in Greater Vancouver.

TRAVEL DISTANCES:

Downtown Vancouver	20 minutes
Vancouver International Airport	5 minutes
U.S. Border	30 minutes

ZONING: M-2 - Providing for a broad range of uses

UNIT AREA:

Main Floor Warehouse:	1,200 sq. ft.
Second Floor Office:	814 sq. ft.
Total:	2,014 sq. ft.

FEATURES:

<u>Main Floor Warehouse</u>	<u>Second Floor Office</u>
- One (1) grade level front loading door	- Two (2) private offices
- One (1) washroom	- Boardroom
- Three phase 100 amp power	- Excellent lighting system
- Excellent lighting	- Kitchenette
- 19' clear ceiling heights in rear	- One (1) washroom
	- T-bar ceiling

PARKING: Three (3) parking stalls including loading area

STRATA FEE: \$1.56 per sq. ft. plus GST (or) \$262.00 per month plus GST

PROPERTY TAX: \$5.50 per sq. ft. plus GST (or) \$923.08 per month plus GST

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$3,692.33 per month plus GST

SALE PRICE: \$1,349,380.00

AVAILABLE: April 1, 2023 – *On a Purchase basis the closing date will be after October 1, 2023. Buyer can Lease premise at market rates til closing date. On a Lease basis the landlord prefers one (1) year Lease term with no option to renew.*

For Further Information, Please Contact:
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