



FOR SALE – INVESTMENT PROPERTY

ALL MAIN FLOOR WAREHOUSE

#109 - 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

AREA:

1,152 sq. ft.

FEATURES:

- Excellent natural light
- One (1) 9' x 9' grade level front loading door
- One (1) washroom
- Three phase 100 amp power
- Excellent lighting
- 19' clear ceiling heights throughout
- Fully painted warehouse walls
- Potential for second floor office, but must be verified and approved with City of Vancouver

PARKING:

Two (2) parking stalls plus loading area

STRATA FEE:

\$3.02 per sq. ft. plus GST (or) \$289.97 per month plus GST

PROPERTY TAX:

\$7.13 per sq. ft. plus GST (or) \$685.04 per month plus GST (2024)

SALE PRICE:

\$1,068,000.00

NET INCOME:

\$25,344.00 Triple Net per year until April 30, 2027 - Tenant has 1 year renewal option.

For Further Information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

***Personal Real Estate Corporation**

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