



**FOR SALE – RARELY AVAILABLE**  
**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) 10' x 10' 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:** \$2.93 per sq. ft. plus GST (or) \$281.45 per month plus GST
- PROPERTY TAX:** \$6.25 per sq. ft. plus GST (or) \$600.39 per month plus GST (2023)
- SALE PRICE:** \$1,068,000.00

**For Further Information, Please Contact:**  
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