



FOR SALE

OFFICE/SHOWROOM/WAREHOUSE

#105 - 2323 BOUNDARY ROAD, VANCOUVER, BC



- LOCATION:** Boundary Business Centre is primely situated in the Boundary Road and Lougheed Highway area of Vancouver. Widely considered to be the geographical centre of Metro Vancouver, Boundary Business Centre offers easy access to all key business markets via the Trans Canada Highway, Lougheed Highway and the Gilmore Skytrain station.
- ZONING:** I - 2
- AREA:** 1,133 sq. ft.
- FEATURES:**
- High exposure
 - Open floor plan
 - Fluorescent lighting
 - Fully sprinklered
 - One (1) handicap accessible washroom
 - Double man doors in rear warehouse for loading
- PARKING:** Two (2) assigned parking stalls, two (2) common area stalls and parking at rear of unit.
- STRATA FEE:** \$2.33 per sq. ft. plus GST (or) \$220.47 per month plus GST
- PROPERTY TAX:** \$6.20 per sq. ft. (or) \$585.77 per month
- SALE PRICE:** \$849,750.00

For Further Information, Please Contact:

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

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