

FOR LEASE

OFFICE / WAREHOUSE

136 W. 71ST AVENUE, VANCOUVER, BC



LOCATION: South Vancouver is the Lower Mainland's most strategic business location. The subject property is primely located on W. 71st Avenue, one block west of Main Street and two blocks south of SW Marine Drive. This location allows for quick access to both the Vancouver International Airport, Downtown Vancouver and all other important Metro Vancouver Business locations via Highway 99, Marine Drive, the Knight Street Bridge and Highway 91

ZONING: I-2

AREA: 1,900 square feet

FEATURES:

- One (1) office
- 19' clear high ceiling
- One (1) 12' x 12' grade level loading door
- One (1) 8' x 8' grade level loading door
- Skylight in warehouse
- One (1) floor drain
- 3 phase power (*to be verified by tenant*)
- One (1) washroom

PARKING: Common area parking out front

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$3,483.33 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$6.16 per sq. ft. plus GST (or) \$975.33 per month plus GST

AVAILABLE: Immediately

NOTE:

- *Includes non-permitted second floor storage area at no cost*
- *Any automotive uses must pay a \$2.00 Lease Rate premium*

For further Information, Please Contact:

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

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