

# FOR SALE

OFFICE / WAREHOUSE

**#160 - 951 EAST KENT AVENUE NORTH, VANCOUVER, BC**



**LOCATION:**

Centrally located in South Vancouver on East Kent Avenue North, ½ block south of Marine Drive and a short walk to the Marine Drive Skytrain Station, this brand-new flex-industrial unit at PC Urban's recently completed IntraUrban Kent Development in South Vancouver, is now available. Access to downtown Vancouver is extremely efficient via Granville Street, Oak Street and Cambie Street. Vancouver International Airport, Richmond and the United States border are directly accessible via the Arthur Laing Bridge and the Oak Street Bridge. All points east are easily accessible via Marine Way, the Knight Street Bridge and Highway 91

**ZONING:**

I2 - allowing a wide variety of light industrial uses.

**AREA:**

Main Floor Warehouse: 1,904 sq. ft.  
Second Floor Office: 829 sq. ft.  
Total: 2,733 sq. ft.

**FEATURES:**

**Main Floor Warehouse**

- 26' clear ceiling heights
- ESFR sprinklers
- LED Lighting
- Skylights in warehouse

**Second Floor Mezzanine**

- Open area floor plan
- Concrete floor
- Windows for natural light

**PARKING:**

Two (2) parking stalls plus loading door area

**STRATA FEES:**

\$2.94 per sq. ft. plus GST (or) \$670.86 per month plus GST

**PROPERTY TAX:**

\$6.05 per sq. ft. plus GST (or) \$1,378.74 per month plus GST

**SALE PRICE:**

\$2,000,000.00

**For Further Information, Please Contact:**

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

**\*Personal Real Estate Corporation**

**Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307**

**E-Mail: braden@davieshall.ca \* steve@davieshall.ca \* peter@davieshall.ca**

**Website: www.davieshall.ca**

