

# FOR SALE

2,742 SQ. FT. TO 6,430 SQ. FT.  
CORNER OFFICE / WAREHOUSE  
**8828 HEATHER STREET, VANCOUVER, B.C.**



## LOCATION:

Bright, spacious corner units centrally located in South Vancouver on Heather Street, ½ block south of Marine Drive and a short walk to the Marine Drive Skytrain Station. 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.

## FEATURES:

### Main Floor Warehouse/Small Reception

- Abundance of natural light
- 8' to 18' clear ceiling heights
- 3 phase, 100 amp electrical service to each unit (Tenant to verify)
- Each unit contains one (1) grade level loading door
- Each unit contains one (1) washroom
- Security film on windows
- Floor drains

### Second Floor Office

- Abundance of natural light
- One (1) private corner office
- Open area plan
- Pre-engineered flooring
- T-bar ceiling
- Fluorescent lighting
- Coffee bar & sink
- One (1) washroom with shower

## PARKING:

Each unit has two (2) assigned parking stalls plus one (1) stall in front of the units loading door. Onsite visitor and street parking available

UNIT #	MAIN FLOOR SQ. FT.	SECOND FLOOR SQ. FT.	TOTAL SQ. FT.	STRATA FEE PER MONTH PLUS GST	PROPERTY TAX PER MONTH 2024	SALE PRICE
111	1,626	1,116*	2,742	\$381.16	\$1,041.69	\$1,399,000.00
112	2,698	990	3,688	\$632.52	\$1,582.92	\$2,200,000.00
111/112	4,324	2,106	6,430	\$1,013.68	\$2,624.61	\$3,499,000.00

\*Includes 247 sq. ft. of structural storage area.

## AVAILABLE:

30 days notice

**For Further Information, Please Contact:**

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

*\*Personal Real Estate Corporation*

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