

**FOR
SALE**

**1505 E. KENT AVENUE NORTH
VANCOUVER, BC**



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FOR SALE

OFFICE/WAREHOUSE

1505 EAST KENT AVENUE NORTH, VANCOUVER, BC

LOCATION:

Located in South Vancouver just two blocks south of Marine Drive on Kent Avenue and three blocks east of Fraser Street this highly desirable location in the Marine Drive Industrial District enjoys quick and easy access to all of Metro Vancouver's most strategic business destinations. Downtown Vancouver is 25 minutes away via Granville Street, the Vancouver International Airport is just 5 minutes away via the Arthur Lang Bridge, the US Border is 30 minutes away via Highway 99 and all locations east via Marine Way, Highway 17 and the Trans-Canada Highway.

ZONING: I2 - Light Industrial

UNIT SIZE: 1,025 square feet

UNIT FEATURES:

- Lots of windows for natural light
- Open area for optimal storage
- 3 phase 100 amp electrical service
- One grade level loading door
- 19' clear ceiling heights
- One (1) handicap accessible washroom

NOTE: **Structural mezzanine built without permits. Seller will leave as is or remove at Sellers cost**

PARKING: Three (3) parking stalls including loading door area

STRATA FEES: \$3.51 per sq. ft. plus G.S.T. (or) \$300.00 per month plus G.S.T.
Estimated for 2025

PROPERTY TAXES: \$6.83 per sq. ft. (or) \$583.33 per month
Estimated for 2025

SALE PRICE: \$929,000.00

