

**FOR
SALE**

**1505 EAST KENT AVENUE S.
VANCOUVER, BC**



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FOR SALE
OFFICE/WAREHOUSE
1505 EAST KENT AVENUE SOUTH
VANCOUVER, BC

LOCATION:

Located in South Vancouver just two blocks south of Marine Drive on Kent Avenue in close proximity to the Knight Street Bridge, this highly desirable location enjoys quick and easy access to all of Metro Vancouver's most strategic business destinations. Downtown Vancouver is 25 minutes away via Knight Street & Fraser Street, the Vancouver International Airport is just 10 minutes away via the Arthur Lang Bridge, the US Border is 30 minutes away via Highway 91 and Highway 99 and all locations east via Marine Way, Highway 17 and the Trans-Canada Highway.

ZONING: I2 - Light Industrial

AREA: 1,025 square feet

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

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

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

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

SALE PRICE: \$929,000.00

For Further Information, Please Contact:

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

***Personal Real Estate Corporation**

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