

**FOR
SALE**

**OFFICE/WAREHOUSE
#104 – 8811 LAUREL STREET
VANCOUVER, B.C.**



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LOCATION:

South Vancouver is the Lower Mainland's most strategic business location. The building is located between Heather Street and Shaughnessy Street just two blocks south of S.W. Marine Drive. This location allows for quick access to both the Airport (7 minutes) and downtown (20 minutes) and all other municipalities are conveniently accessible via Highway 99 and Marine Way.

ZONING: I-2

AREA: Main Floor Office/Warehouse: 2,323* sq. ft.
Second Floor Office: 970* sq. ft.
Total: 3,293* sq. ft.
** To be verified by Purchaser if required*

FEATURES:	<u>Main Floor Office/Warehouse</u>	<u>Second Floor Office</u>
	- One (1) grade level loading door	- HVAC
	- Updated flooring throughout	- Updated flooring throughout
	- Nice lighting throughout	- Open work area
	- One (1) private washroom	- Lots of windows for natural light

PARKING: Three (3) parking stalls including loading area

STRATA FEE: \$2.08 per sq. ft. plus GST (or) \$571.44 per month plus GST

PROPERTY TAXES: \$7.49 per sq. ft. (or) \$2,055.19 per month 2025

SALE PRICE: \$2,223,000.00

AVAILABLE: Immediately

For Further Information, Please Contact:
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