

FOR SALE

**OFFICE/WAREHOUSE
#306 – 8495 ONTARIO STREET
VANCOUVER, BC**



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LOCATION:

Located in South Vancouver at the intersection of Ontario Street and East Kent Avenue North, this property enjoys quick and easy access to all of Metro Vancouver's most strategic business destinations. Downtown Vancouver is 25 minutes away via Main Street, Cambie Street, Oak Street or Granville Street, the Vancouver International Airport is just 5 minutes away via the Arthur Laing Bridge, the US Border is 30 minutes away via Highway 91 & Highway 99 and all locations east via Marine Way, Highway 17 and the Trans-Canada Highway.

ZONING: I-2 allowing for a multitude of light industrial uses

AREA: 2,230 square feet – Main Floor Area only

FEATURES:

OFFICE/SHOWROOM

- Excellent glazing
- T-bar ceiling with fluorescent lighting
- Electric baseboard heating
- Finished flooring throughout
- One (1) washroom

WAREHOUSE

- 18' clear ceiling heights
- Two (2) 10' x 12' grade level loading doors (front & rear of warehouse)
- Dimensions: 30' width x 74.33' length
- One (1) warehouse floor drain
- Halogen lighting

PARKING: Three (3) parking stalls including loading door

STRATA FEE: \$2.44 per sq. ft. plus GST (or) \$454.04 per month plus GST

PROPERTY TAX: \$7.00 per sq. ft. (or) \$1,301.05 per month

SALE PRICE: \$1,189,000.00

AVAILABLE: Immediately

For Further Information, Please Contact:
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