



FOR SALE
9017 SHAUGHNESSY STREET
VANCOUVER, BC

2,349 SF STRATA UNIT WITH UPGRADED FINISHES



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LOCATION

This prime industrial property is situated in the highly sought-after South Vancouver industrial hub. Its central location places it just minutes away from YVR Airport and Richmond, offering easy access to key transportation routes such as SW Marine Drive, Granville Street, Oak Street, and Knight Street. The property is within walking distance of the Marine Drive Skytrain Station and various bus stops, including the Marpole Loop.

UNIT SIZE

±2,349 SF

ADDITIONAL RENT

\$7.57

AVAILABLE

Immediately

ZONING

M2 General Industrial Zoning

SALE PRICE

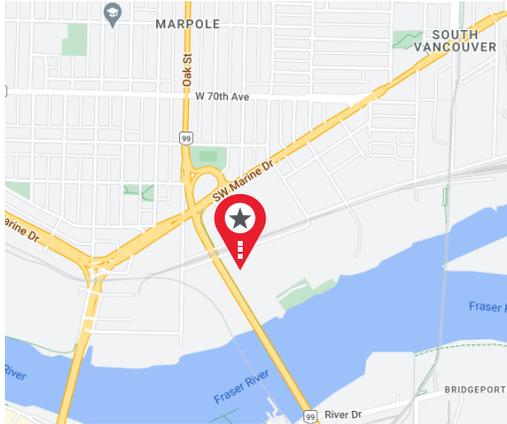
Please contact Listing Agent

FEATURES**1ST FLOOR**

- Quality tilt-up concrete construction
- Internet controlled metal roller blinds secure main entry, showroom/workshop, 2nd floor offices
- 9' clear ceiling height, 8' x 9' grade-level loading, 2-piece washroom
- 3-phase electrical service 600 volts/200 amps
- Skylight from above

2ND FLOOR

- 2 window offices, meeting room, lounge, storage
- Full entertainment kitchen, executive washroom, shower, washer/dryer
- HVAC, large sky-light provides natural light throughout the unit
- 2 designated parking stalls
- Meticulously maintained, move-in condition

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