# 9019 SHAUGHNESSY STREET

VANCOUVER, BC



1,734 SF AVAILABLE



# **PROPERTY HIGHLIGHTS**

#### **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.



1,734 SF

#### WAREHOUSE CEILING HEIGHT

18' CLEAR

# **LOADING**

8' X 9' GRADE LEVEL DOOR

# **POWER**

3-PHASE

#### WASHROOM

2 WASHROOMS (ONE ON EACH FLOOR)

# **OFFICE SPACE**

2 PRIVATE OFFICES

# **PARKING**

TWO RESERVED PARKING STALLS

#### ZONING

M2 - GENERAL INDUSTRIAL

# **ASKING BASIC RENT**

\$19.00 PSF

# **ADDITIONAL RENT**

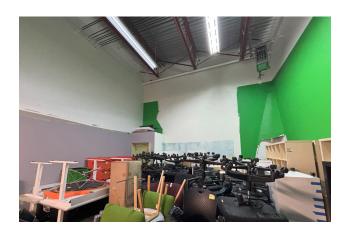
\$9.05 PSF

# **SALE PRICE**

\$1,350,000









# FOR MORE INFORMATION, PLEASE CONTACT:

#### ADAM DAHER

Associate +1 604 608 5923 adam.daher@cushwake.com

# **BLAKE GOZDA**

Personal Real Estate Corporation Vice President +1 604 608 5971 blake.gozda@cushwake.com

# D. NATHAN KEWIN

Personal Real Estate Corporation Vice President +1 604 640 5885 nathan.kewin@cushwake.com



700 West Georgia St, Suite 1200 | Vancouver, BC | +1 604 683 3111 | cushmanwakefield.com

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