

FOR SALE OR LEASE

3057-3059

**GRANDVIEW HIGHWAY
VANCOUVER, BC**

SIGNIFICANT PRICE REDUCTION



**CENTRALLY LOCATED COMMERCIAL BUILDING
LOCATED IN THE HEART OF VANCOUVER**

 **CUSHMAN &
WAKEFIELD**

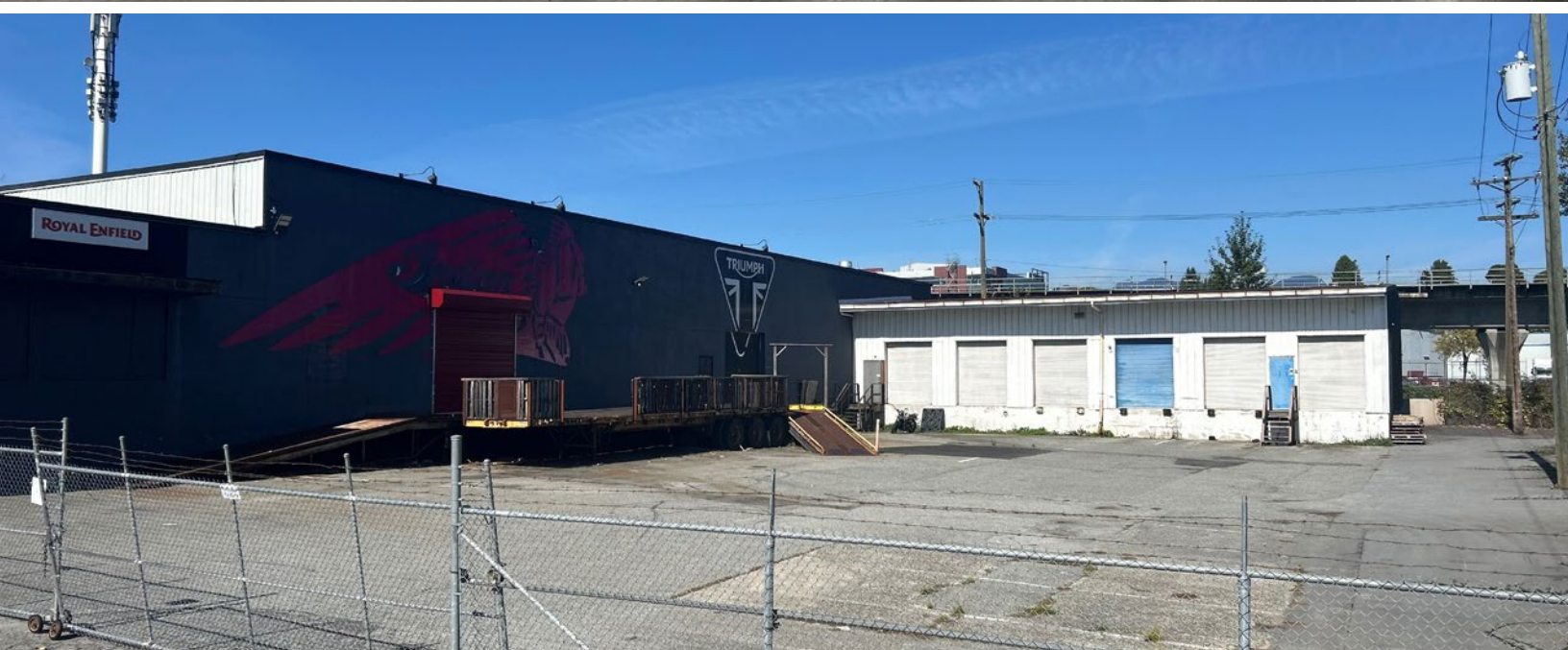
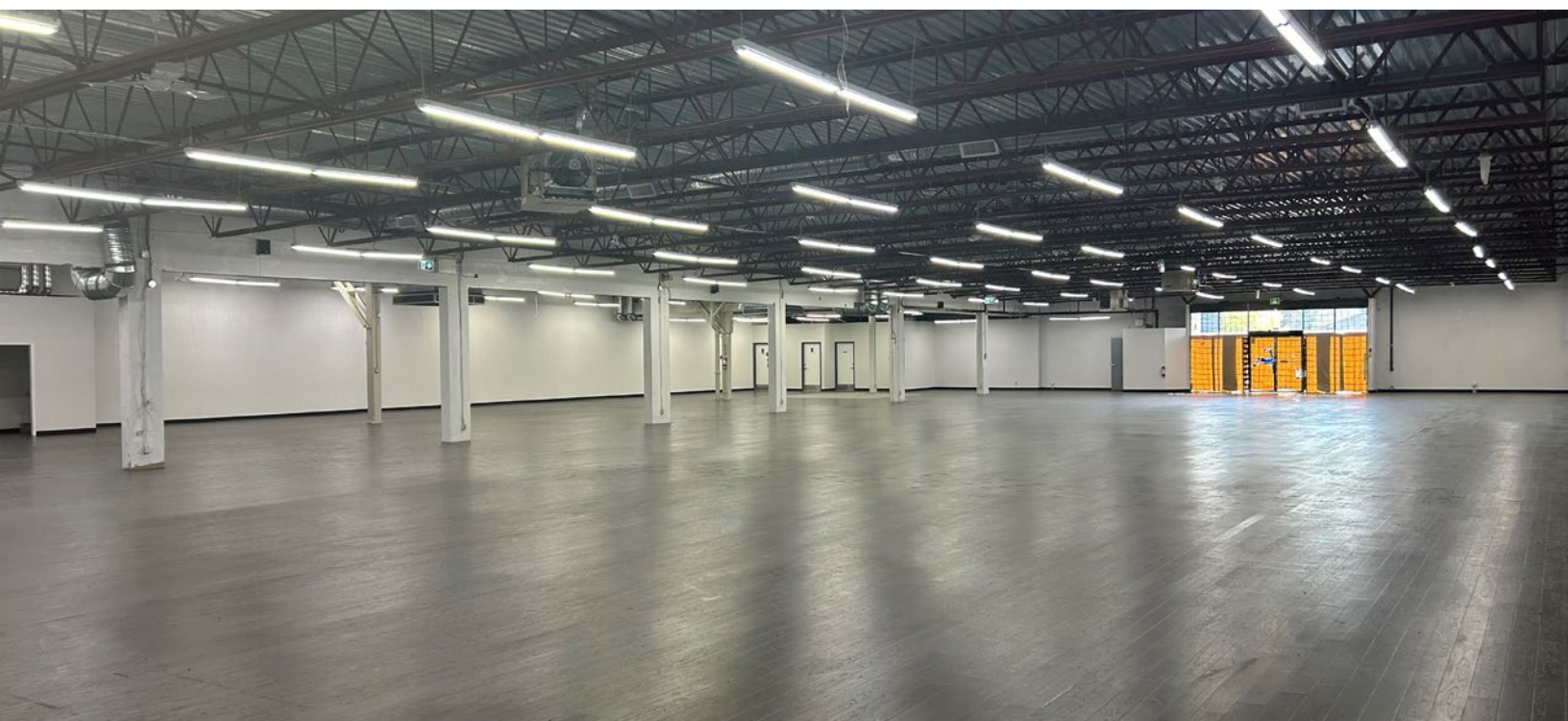
3057 GRANDVIEW HIGHWAY, VANCOUVER, BC

Cushman & Wakefield ULC is pleased to present 3057 Grandview Highway, an extremely rare opportunity for either a retail or industrial user to secure a high-traffic location with excellent access to Vancouver, Burnaby and Highway 1. The property consists of one building that is currently demised to accommodate two tenancies. The flexible building configuration would allow for an occupier to utilize the building immediately upon completion. In addition to the building, there is a significant fenced storage/loading yard on the property that has access to 8 loading docks.

SALIENT DETAILS

ZONING	CD-1 (249) Comprehensive Development Permitted Uses: A wide variety of Industrial and Retail/Commercial uses
SITE AREA	1.67 acres
AVAILABILITY/ OCCUPANCY	100% Vacant - Available Immediately
PROPERTY TAX	\$242,372.00
BUILDING AREA	3057 Grandview Hwy - 22,225 SF 3059 Grandview Hwy - 11,600 SF Total Building Area 33,825 SF
LEASE RATE	\$25 psf NET
SALE PRICE	\$15,750,000 (\$465 psf)





BUILDING FEATURES

This modern industrial facility combines durable tilt-up construction with efficient features including high ceilings, multiple loading options, ample power, secure parking, and prominent signage on Grandview Highway.



Concrete tilt-up construction in various stages



Approximately 11-13' ceiling heights



Seven dock loading doors, One ramped grade



HVAC throughout the building



400A, 347/600 volt, 3 phase, 4 wire main electrical service with 200A servicing each unit



Thirty-five (35) parking stalls



Fully paved and secure loading area, approx. 0.37 acres



Pylon Signage on Grandview Highway



Grandview Hwy

**8 MIN
WALK**

Renfrew Skytrain
Station

**10 MIN
WALK**

Rupert Skytrain
Station

3057 GRANDVIEW HWY
22,225 SF

3059 GRANDVIEW HWY
11,600 SF

EXCESS OUTDOOR AREA
13,000 SF (approx.)



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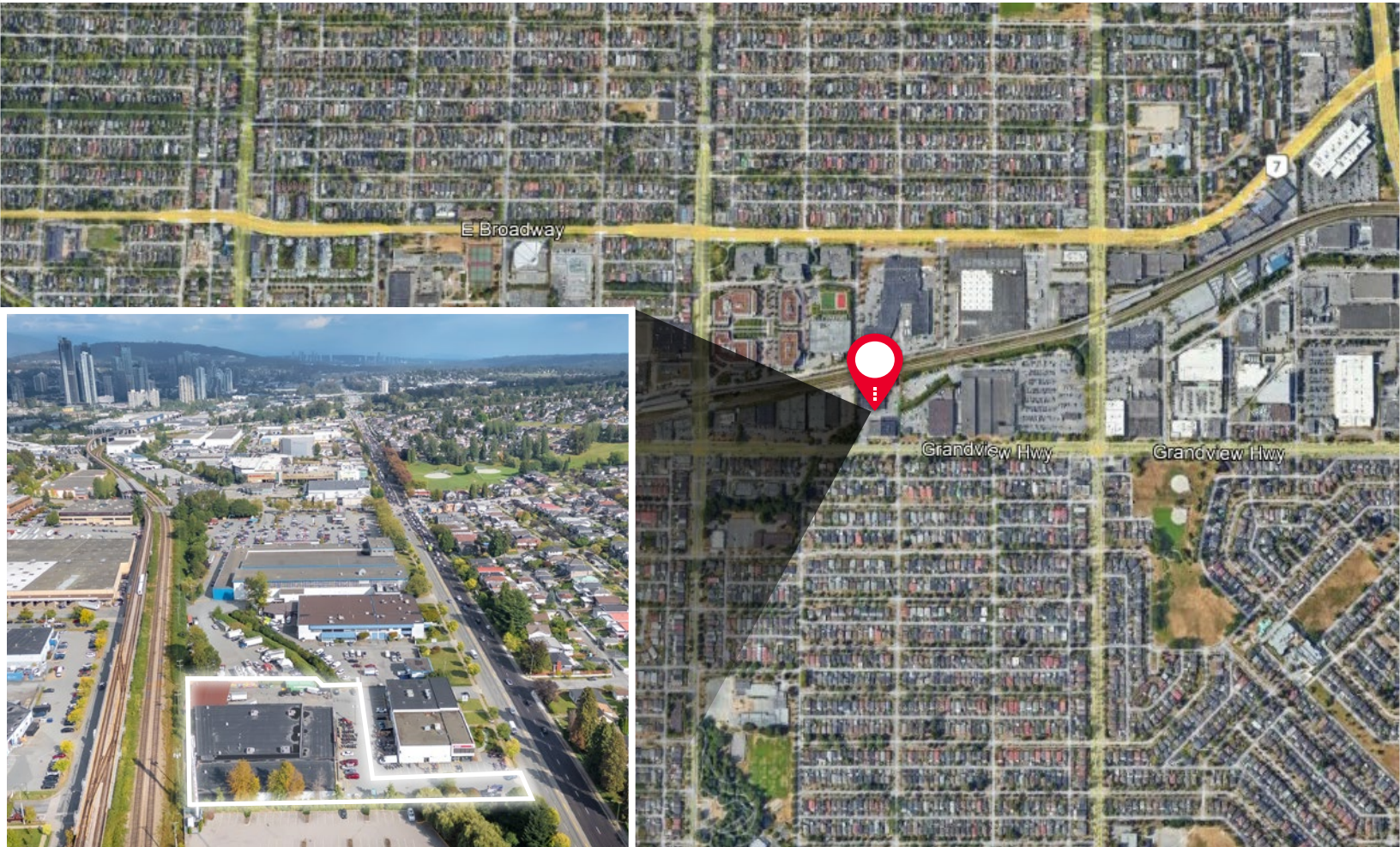
**GRANDVIEW HIGHWAY
VANCOUVER, BC**

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