

# 111 - 1083 E. KENT AVENUE NORTH

Vancouver, BC

**REDUCED ASKING PRICE**  
**\$875,000 (\$489 PSF)**



**FOR SALE**  
**WAREHOUSE/OFFICE AT KENT AVENUE BUSINESS PARK**





## WAREHOUSE/OFFICE OPPORTUNITY AT KENT AVENUE BUSINESS PARK

Opportunity to acquire approximately ±1,790 SF of warehouse/office space located at Kent Avenue Business Park in prime South Vancouver. The main floor consists of a 1,244 SF warehouse, which includes a washroom and front grade loading door. The second floor consists of 546 SF of built-out air-conditioned office with a private room, kitchenette, and 3-piece bathroom.

### PROPERTY FEATURES

- High ceiling warehouse
- Fully improved second-floor office
- Easy access to Knight Street
- Front grade loading door
- Functional layout with majority ground-floor warehouse area

### SALIENT FACTS

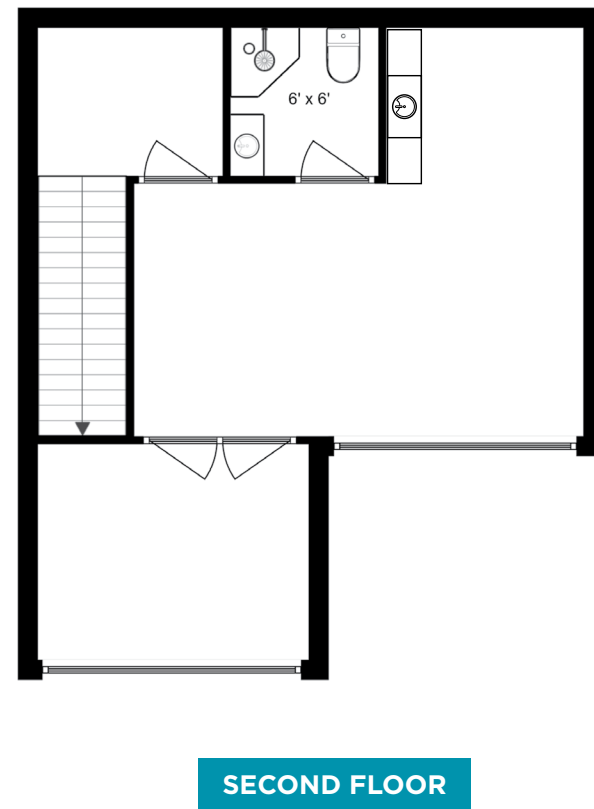
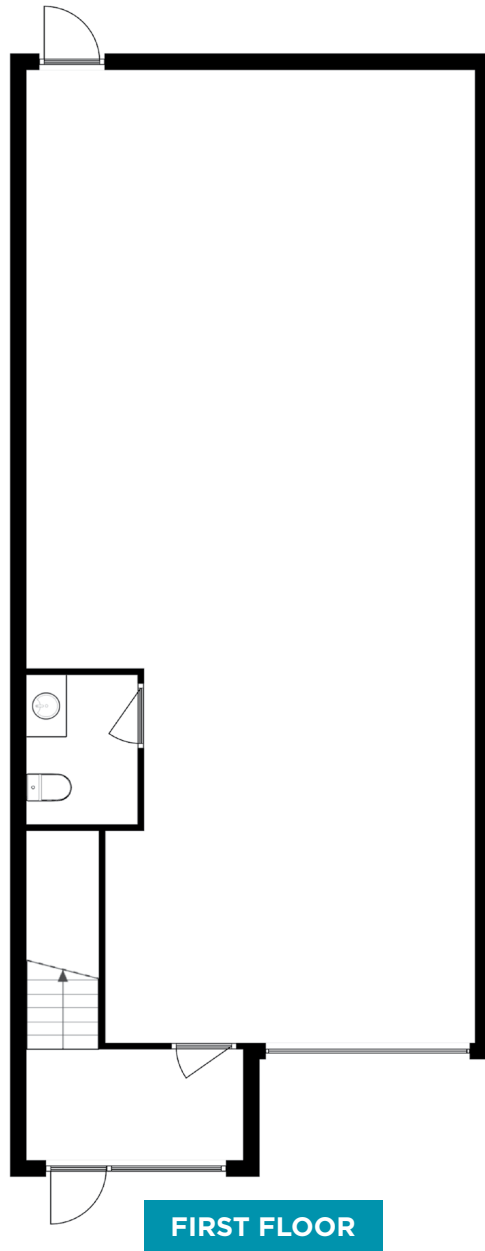
|                          |                                                                                                                                                                                                                                                                                          |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Main Floor</b>        | ±1,244 SF                                                                                                                                                                                                                                                                                |
| <b>Second Floor</b>      | ±546 SF                                                                                                                                                                                                                                                                                  |
| <b>Total</b>             | ±1,790 SF                                                                                                                                                                                                                                                                                |
| <b>Parking</b>           | 2 stalls plus loading area                                                                                                                                                                                                                                                               |
| <b>Zoning</b>            | I2                                                                                                                                                                                                                                                                                       |
| <b>PID</b>               | 019-095-333                                                                                                                                                                                                                                                                              |
| <b>Legal Description</b> | Strata Lot 4, Block Y, Plan LMS1729, District Lot 327, Group 1, New Westminster Land District, Undiv 165/4757 share in Com Prop therein together with an interest in the common property in proportion to the unit entitlement of The Strata Lot as shown on Form 1 or V, as appropriate |
| <b>Price</b>             | \$875,000 (\$489 PSF)                                                                                                                                                                                                                                                                    |



# PROPERTY PHOTOS



# FLOOR PLANS





## LOCATION

This unit is conveniently situated between Fraser and Knight Street, allowing for easy access to Knight Street and on to Richmond and YVR via the bridge. Located within an established light industrial node in South Vancouver, close to Marine Drive and SE Marine Way for east-west access across the area.

For more information, please contact:

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