

FURTHER PRICE REDUCTION



Accelerating success.



FOR SALE

510 E Kent Avenue, Vancouver, B.C.

13,139 SF Strata Unit with Dock & Grade Loading

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Opportunity

To purchase a functional and well-maintained warehouse and office strata unit in the iconic Shoreline Business Centre developed by Beedie in 2011. This development is the only strata complex of its kind with functional distribution attributes and scale in South Vancouver. It is rare to see any units in this complex listed for sale. The unit is exposed to Kent Avenue, and is equidistant to Main Street and Fraser Street. It's warehouse features dock and grade loading, high 26' ceilings, and ideal warehouse dimensions for efficient racking systems.

Location

510 E Kent Avenue is located on the south side of East Kent Avenue South, west of Fraser Street. The property is within South Vancouver's industrial hub; and benefits from excellent transit and accessibility. The area is home to numerous multi-national and national corporations, due to proximity to Vancouver International Airport (YVR), Richmond, public transit and main highways.

Property Highlights

- Unbeatable South Vancouver location with proximity to the Canada Line SkyTrain; providing access to Downtown Vancouver
- High quality Beedie built construction
- Zoning allows for a wide range of business uses

Monthly Strata Fees

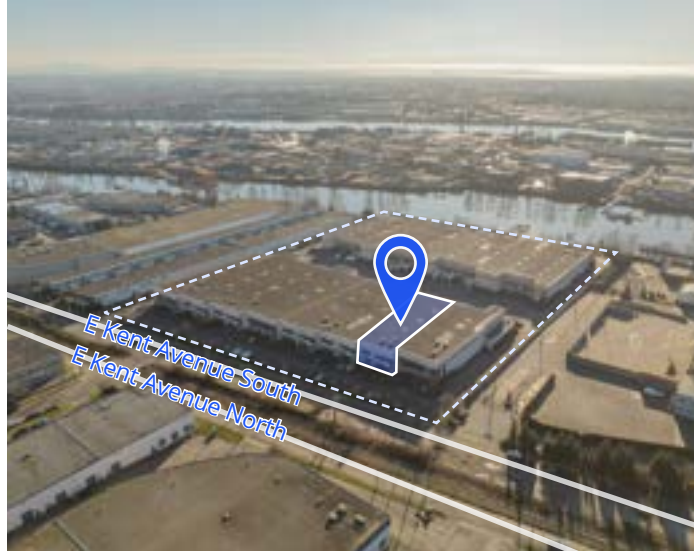
\$1,193.65

Property Taxes (2025)

\$59,534.80

Asking Price

~~\$8,480,000~~ NOW \$7,858,000 (\$598/SF)



Salient Facts

Civic Address:	510 E Kent Avenue South, Vancouver, B.C.	
PID:	028-667-999	
Building Area:*	Ground Floor Office and Showroom:	1,710 SF
	Second Floor Office:	1,710 SF
	Warehouse:	9,719 SF
	Total Area:	13,139 SF
Loading:	2 Dock doors (8'6" x 10') with 40,000 lbs capacity hydraulic dock levellers and weather seals 1 Grade door (14' x 12') with electric lift	
Current Zoning:	M-2 Industrial, catering to a broad range of industrial businesses	
Power:	200 Amp, 347/600 Volt, 3-phase electrical service with a step-down transformer	
HVAC:	Throughout the office and showrooms areas on both levels	
Clear Ceiling Height:	26' clear	
Parking:	14 designated stalls	
Available:	Please contact listing agents	

**All measurements are approximate and should be verified*

Marine Gateway

Property Features



- Beedie built and complete in 2011



- Skylights within the warehouse



- Overhead gas forced air heating with circulation fans in the warehouse



- T5H0 lighting



- Efficient 56' unit width, ideal for racking configuration



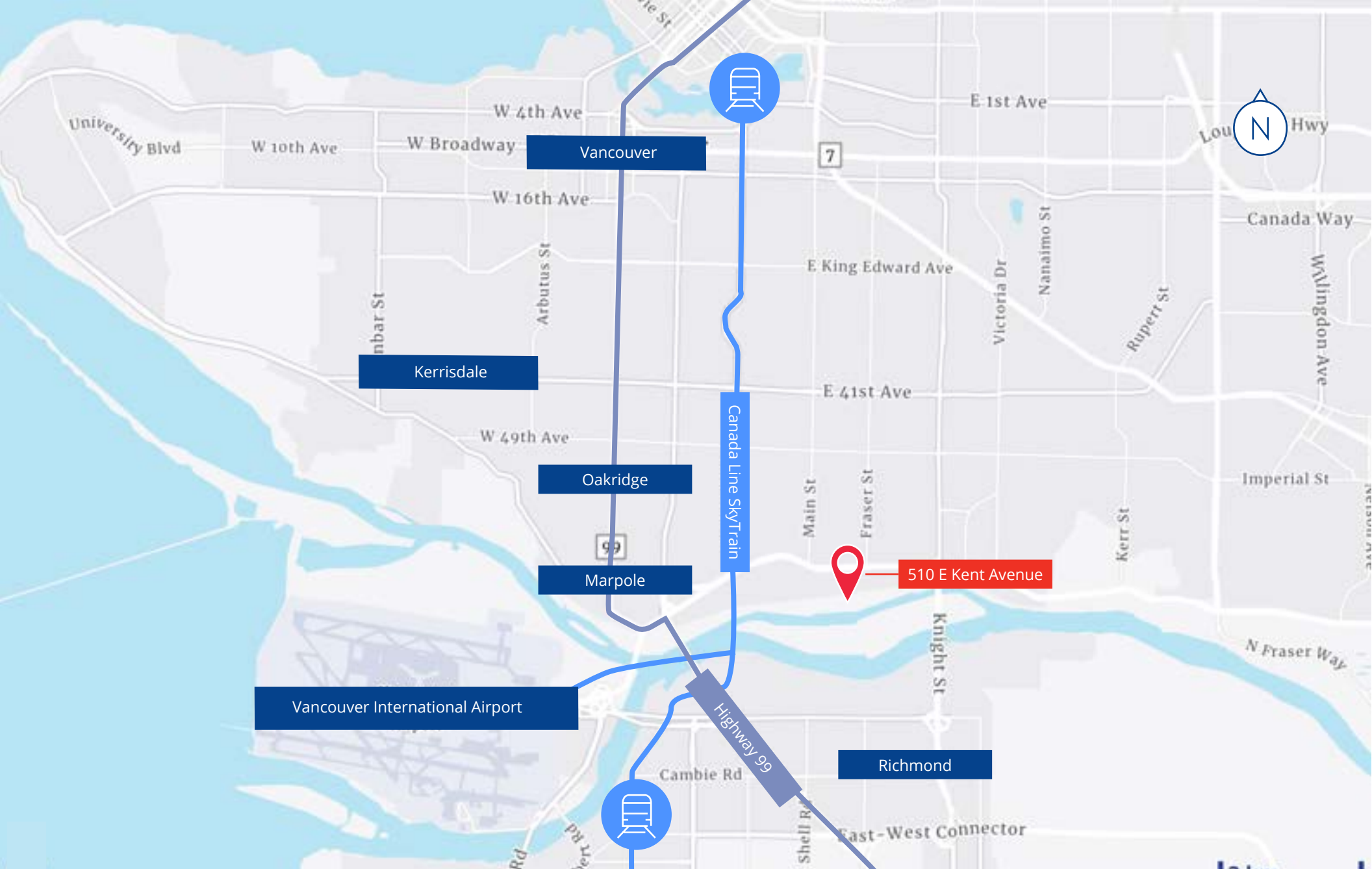
- Fully sprinklered



- Mezzanine is finished with 2 private offices and an open office area, 1 standard washroom, full service kitchenette, 8'10" ceiling height with HVAC throughout



- Ground floor office and showroom finished with 4 private offices and an open showroom area, 1 handicap accessible washroom, full service kitchenette, 9'10" ceiling height with HVAC throughout



2 minute drive
to SE Marine Drive



4 minute drive
to Cambie Street



9 minute drive
to Highway 99



30 minute drive
to Deltaport



40 minute drive
to CN Intermodal



11 minute drive to Vancouver
International Airport



45 minute drive
to U.S. Border



25 minute drive to
Downtown Vancouver



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