

UNIT 210

3410 Lougheed Highway

VANCOUVER, BC

NEXT TO RUPERT STATION



Contact

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Strata Office Opportunity

CBRE Limited is pleased to present the rare and unique opportunity to purchase or lease Unit 210 - 3410 Lougheed Highway, Vancouver (the "Property") – a 1,110 SF strata unit.

The building is located on Lougheed Highway between Rupert Street and East Broadway. Within minutes of the Rupert Sky Train Station, this location provides easy access to Downtown, West side of Vancouver and YVR via the Millennium Line.

Businesses in the area have chosen this location to take advantage of the excellent transportation options available to employees as well as nearby amenities such as restaurants, banks, retail and other services.



Property Details

Address	Unit 210 - 3410 Lougheed Highway, Vancouver, BC
PID	028-334-116
Legal Description	Strata lot 17, Plan BCS3940, District Lot THSL, New Westminster Land District
Unit Size	1,110 SF
Property Taxes (2024)	\$7,743.11
Strata Fees	\$716.47 per month
Zoning	I-2 Industrial
Asking Price	\$838,000.00
Asking Net Rent	\$24.00 PSF
Additional Rent	\$13.29 PSF including strata fees (Est.)
Monthly Basic Rent	\$2,220.00 per month, triple net
Parking	\$125.00 per stall, per month
TI Allowance	Contact Listing Agents



Floor Plan

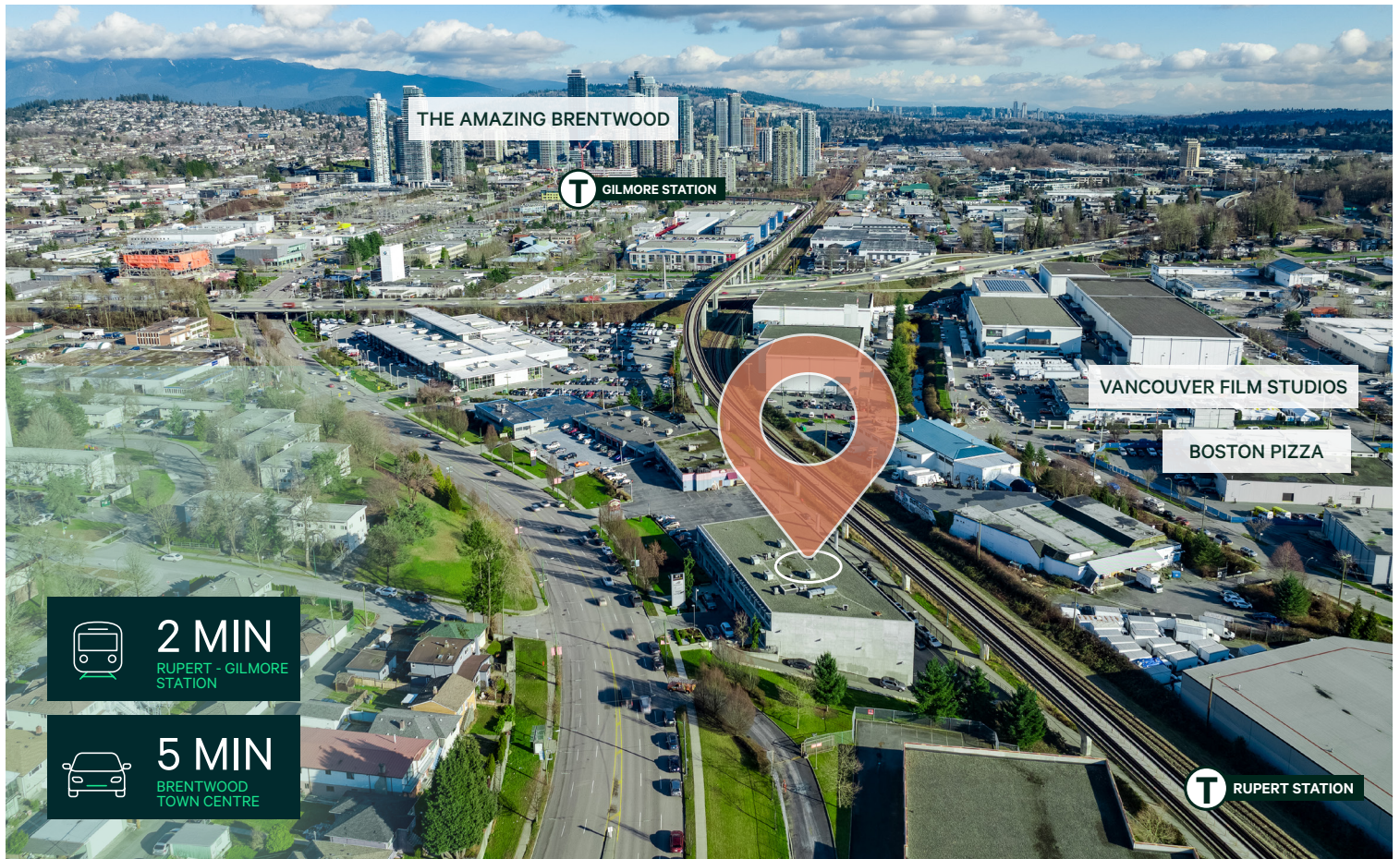
UNIT 210

1,110



Property Features

- Two underground parking stalls
- Sprinklered
- Common washrooms
- 3-storey concrete mixed commercial + industrial strata building
- Elevator access
- Fully air-conditioned



Nearby Amenities

RESTAURANTS

- + Boston Pizza
- + Earls Kitchen + Bar
- + Tim Hortons
- + Brentwood Foodcourt
- + Poor Italian Ristorante
- + Vallarta's Mexican Restaurant
- + White Spot

SERVICES

- + BC Hydro Charging Station
- + Superstore
- + BMO
- + The Amazing Brentwood
- + Staples
- + Trail Appliances
- + The Home Depot

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