

Active C8072512	306 8495 ONTARIO STREET Marpole Vancouver West V5X 3E8	For Sale	Industrial Industrial
List Date: 9/24/2025	Exp Date: 9/23/2026	Price: \$1,680,000	
Seller Accept Date:		Orig. \$1,680,000	Prev. \$0
Subj Removal Date:	DOM: 71	Leased/Sold	/
Completion Date:	Org: V		



Zoning: **I-2** Gross Prop **\$13,962.60** Tax Yr: **2025** Sale Type: **Asset**
P.I.D.#: **004-011-953** Building/Complex Name:

Main floor Office/Warehouse located in the Lower Mainland's most strategic business location at the intersection of Ontario Street and Kent Avenue. The warehouse features 2691 square feet in size with high ceiling (potential mezzanine). There are two double 10' * 12' loading door in the front and back which provide easy access. Most importantly, there are 3 parking stalls in the front and back loading door faces west 71st Ave which provide additional spaces for parking (end unit with big loading bay). Booking for your showings today

MEASUREMENTS:

Subj. Space Sq.Ft: **2,691** Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Land Size Sq.Ft: **0.00** Retail Area Sq. Ft:
Land Size Acres: **0.00** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width ft.: **29.92** Min. Divisible Space:
Subj Prop Depth ft.: **75.00** Max. Contig. Space:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month: **\$440.00**
Seller's Int.: **Registered Owner**
Int. In Land: **Strata**
First Nat.Res:
Occupancy: **Owner**

NET / GROSS RENT

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per Month:
Basic Rent per Annum:
Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: # of Docks
of Storeys: # of Grade Doors:
of Elevators: # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: **1978** Class of Space:
Building **Low Rise (2-4 storeys), Commercial Mix, Street-Level Storefront**
Potential to Redevelop? Comments:
Environ. Assess.Done? **Not Applicable** Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:
APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:
Minor Business Type:
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Reqd:
Major Use Description:

LEGAL: STRATA LOT 30, PLAN VAS424, DISTRICT LOT 322, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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 APPROPRIAT

REALTOR REMARKS: Measurements from the BC assessment are 2540 square feet. Notices are required for showings

DESIGNATED AGENT(S):

Paul Su Ming Chang PREC* - CONTC: 778-889-5306
Multiple Realty Ltd. - OFC: 604-434-1431
888lumberking@gmail.com

APPOINTMENT INFORMATION:

Touchbase

Paul
778-998-5306
Virtual Tour:
Brochure:

Commission: **\$10000 (INCLUDE GST)**

Seller/Landlord: **Li Xin Ma**
Sell Firms: 1.
Buyer Agents: 1

2.

2

3.