

Price Reduced!

Both Buildings | \$13,950,000 | \$432/SF

Two Industrial/ Commercial Buildings For Sale

An opportunity to purchase one or both facilities. Minutes from Downtown Vancouver.

920 & 932 East Cordova Street, Vancouver, BC

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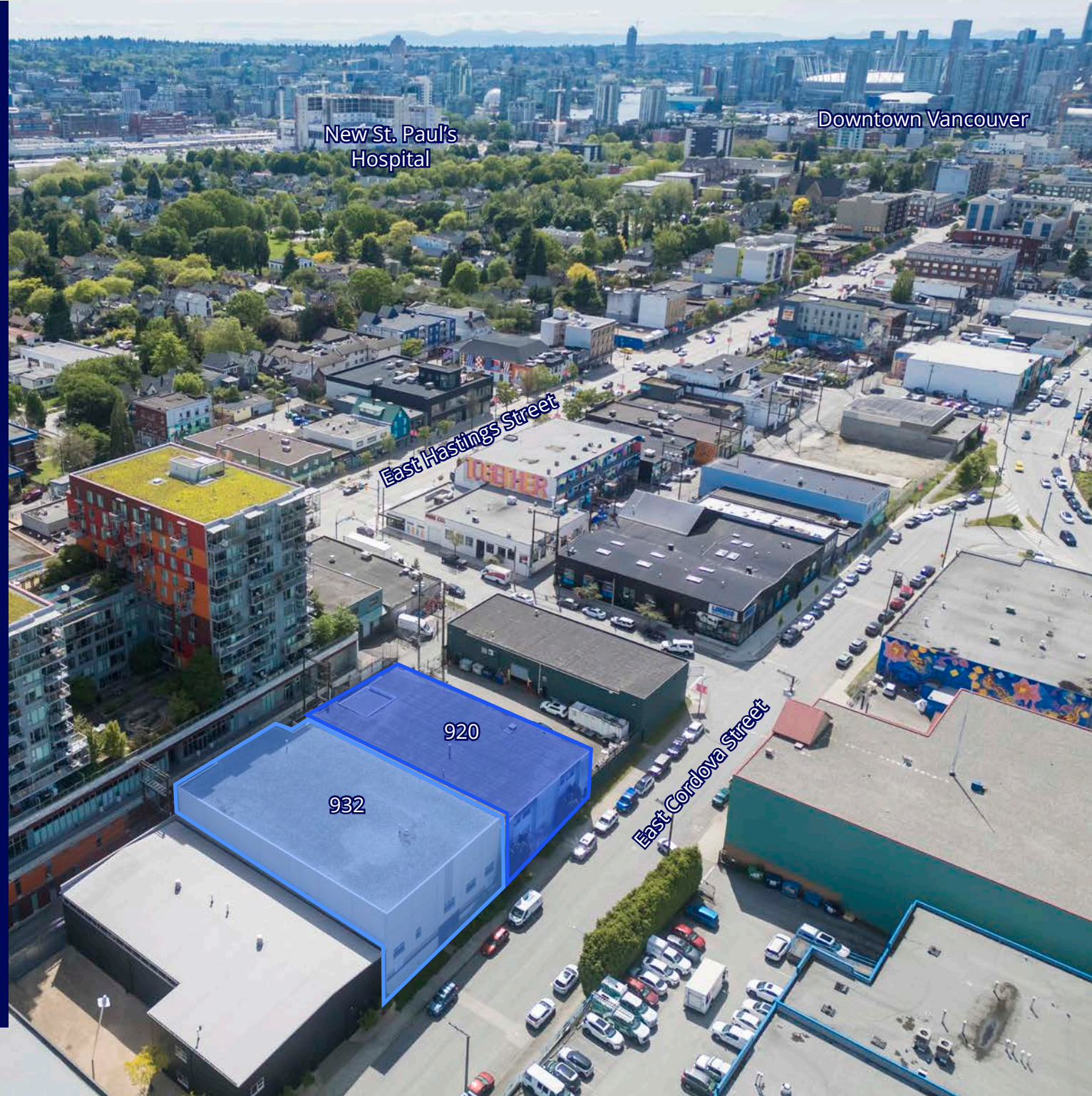


Ideal Location

- Excellent location, minutes from Downtown Vancouver main arterial routes, transit, amenities, services and a large employment base
- Rare properties of scale in East Vancouver
- Zoned M-2 General Industrial with potential for future redevelopment
- Available for immediate occupancy, potential for leaseback with the Vendor
- PRICE REDUCED!



13,950,000
\$432/SF



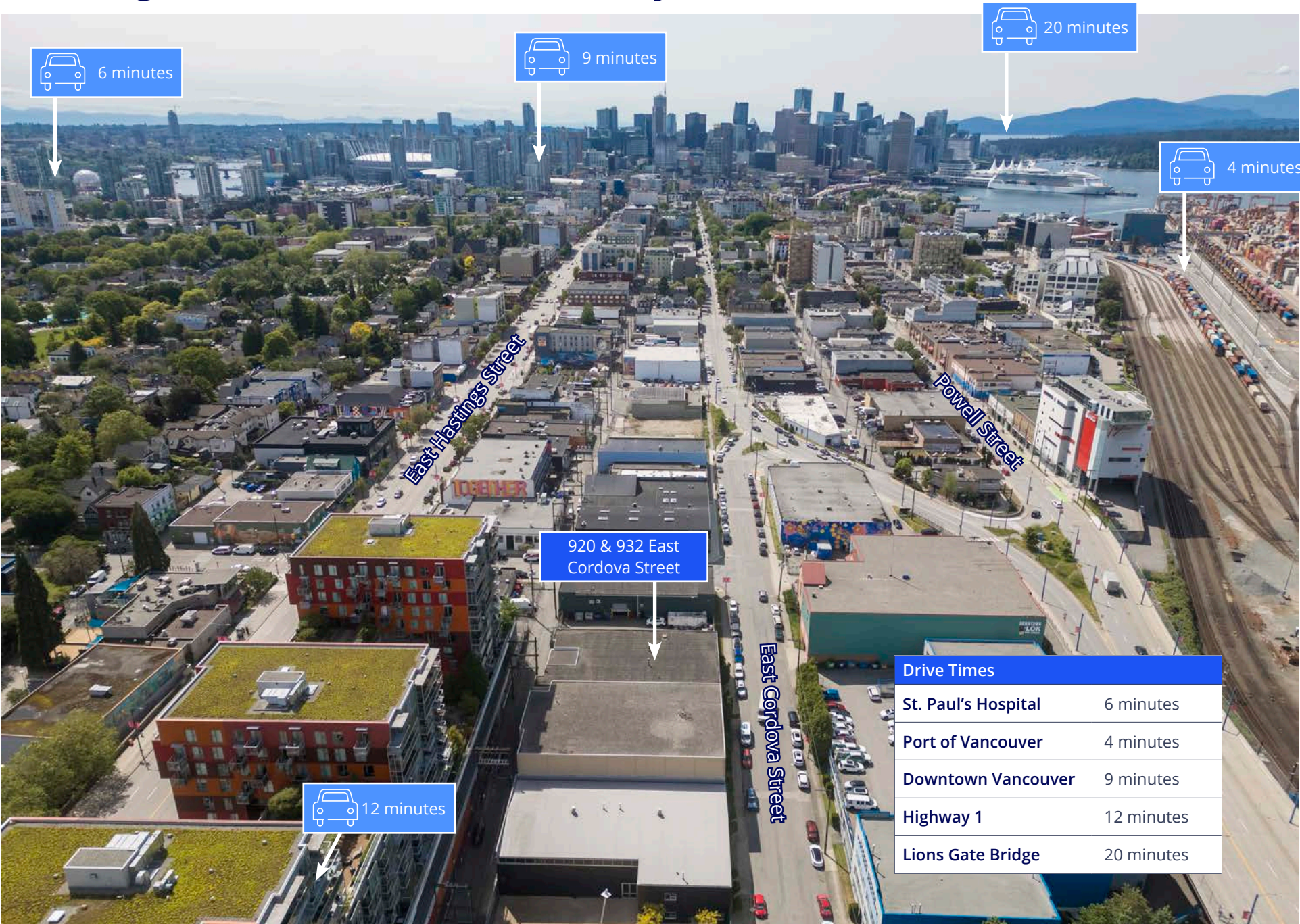
920 E Cordova Street		
PID	007-608-454	
Building Area*	Level 1	4,350 SF
	Level 2	8,900 SF
	<u>Mezzanine</u>	<u>1,000 SF</u>
		14,250 SF
	Open Mezzanine	2,170 SF
Site Size	9,150 SF with 75' of frontage on Cordova Street	
Property Tax (2024)	\$70,795.60	
Features	<ul style="list-style-type: none"> • Polished concrete floors • Kitchen & washrooms plus private offices • 3 phase, 400 amp electrical service • Two secured, recessed dock loading doors • 19' clear ceiling height • Sprinklered • 10 secured underground parking stalls 	

932 E Cordova Street		
PID	015-581-128	
Building Area*	Level 1	9,000 SF
	<u>Level 2</u>	<u>9,000 SF</u>
	Total	18,000 SF
Site Size	9,150 SF with 75' of frontage on Cordova Street	
Property Tax (2024)	\$71,841.50	
Features	<ul style="list-style-type: none"> • Polished concrete floors • 2 washrooms • Freight elevator • 22' clear ceilings • Sprinklered • 400 amp electrical service • 20+ secured parking stalls underground 	

* Areas are approximate and to be verified

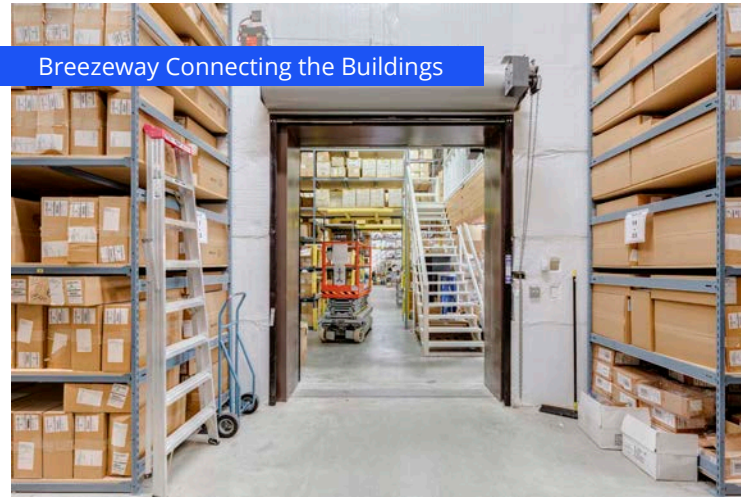


Strategic Location & Proximity

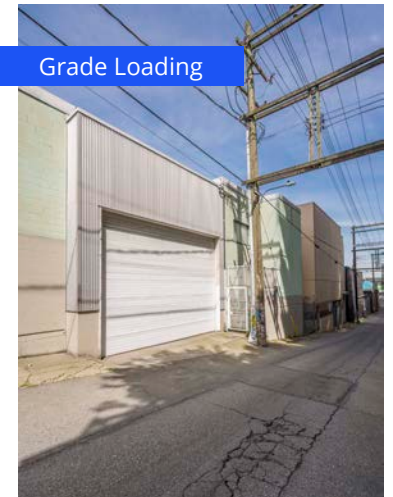




Clean & Efficient Space



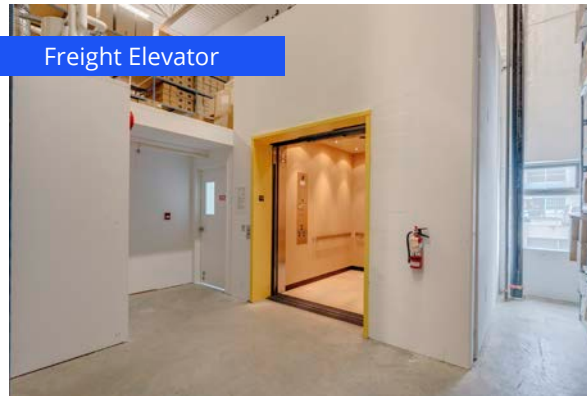
Breezeway Connecting the Buildings



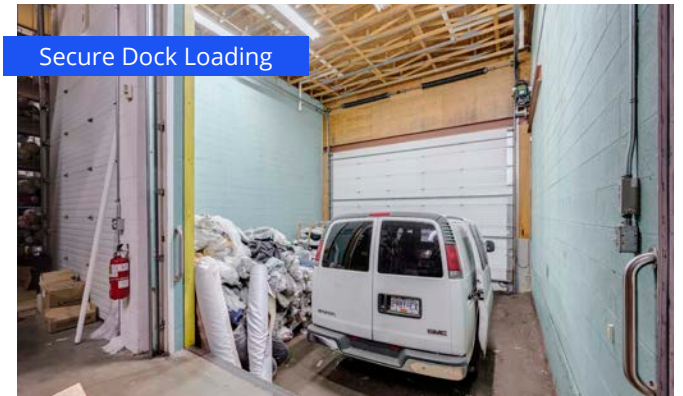
Grade Loading



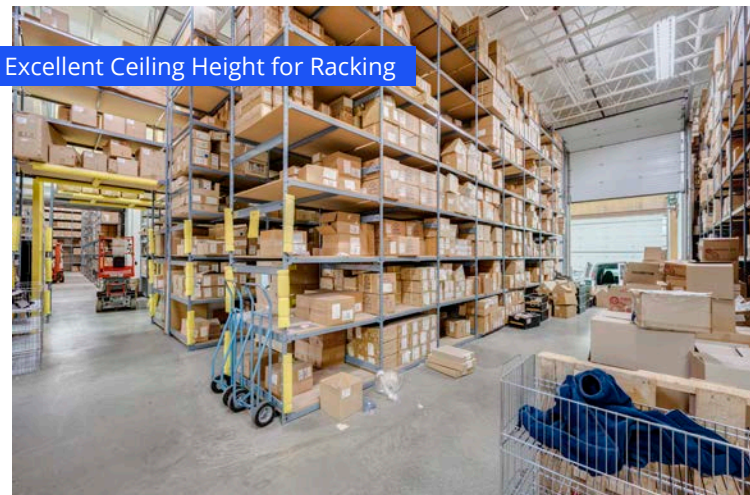
Underground Parking



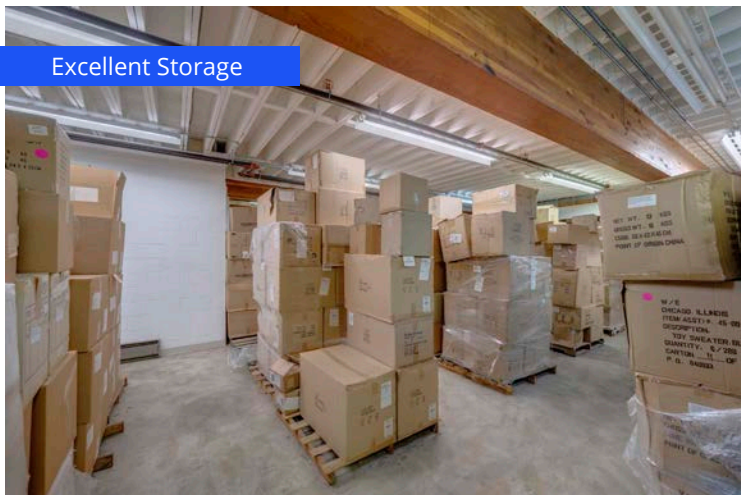
Freight Elevator



Secure Dock Loading



Excellent Ceiling Height for Racking



Excellent Storage



Street Exposure



SALE PRICE REDUCED!

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