

# For Sale

## Unit 118 - 408 East Kent Avenue South

Vancouver, BC



2,018 sq. ft. Industrial Strata Unit at Foreshore Business Park

### Contact

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**CBRE**

## Property Details

### Legal Description

Strata Lot 18, District Lot 313, Group 1 New Westminster District, Strata Plan BCS1764 PID 026-617-790

### Strata Fees

\$336.55 /month

### Property Taxes

\$14,407.70 (2025)

### Year Built

2006

### Zoning

M-2 (Industrial)

### Unit Size

Main Floor	1,358 sq.ft.
Second Floor	600 sq.ft.
Total (approx)	2,018 sq.ft.



### Price

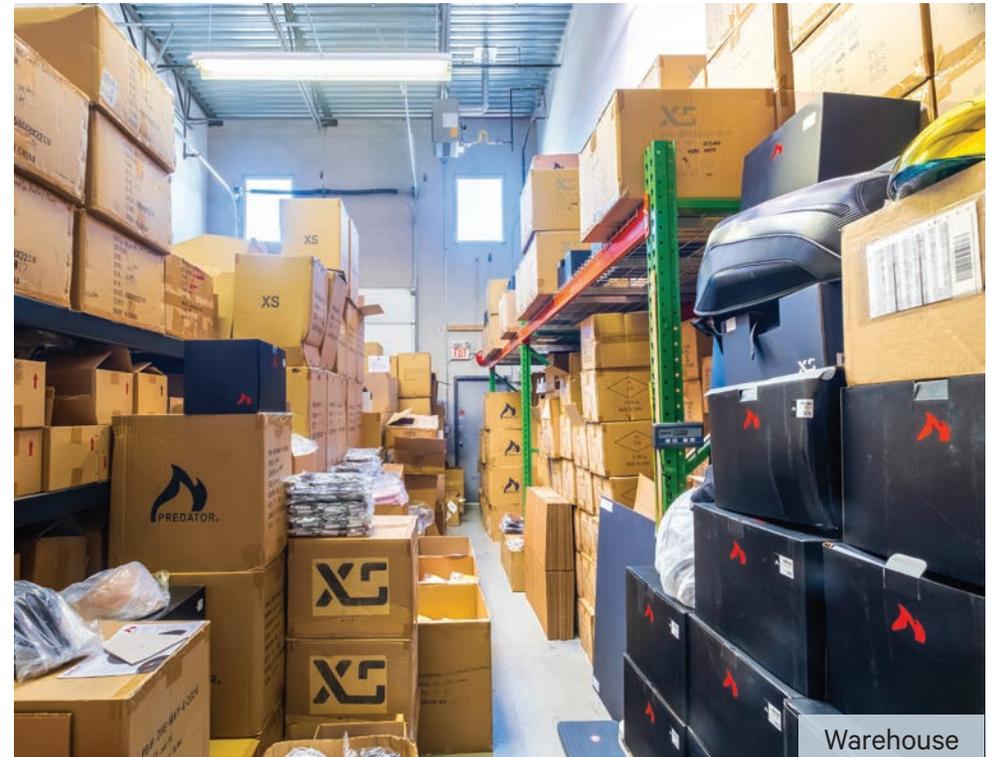
**\$1,379,000**

## Property Features

- + 1 grade loading door
- + 19'6" clear warehouse ceiling height
- + 3-phase electrical service
- + Clear span warehouse with windows & skylight providing ample natural light
- + Nicely improved office areas on Main & Second Floors
- + Separate entrance to Main Floor & Second Floor office
- + Second Floor office features skylight & air conditioning
- + 2 two-piece washrooms (1 on each floor)
- + 3 designated parking stalls



Main Floor Showroom/Office

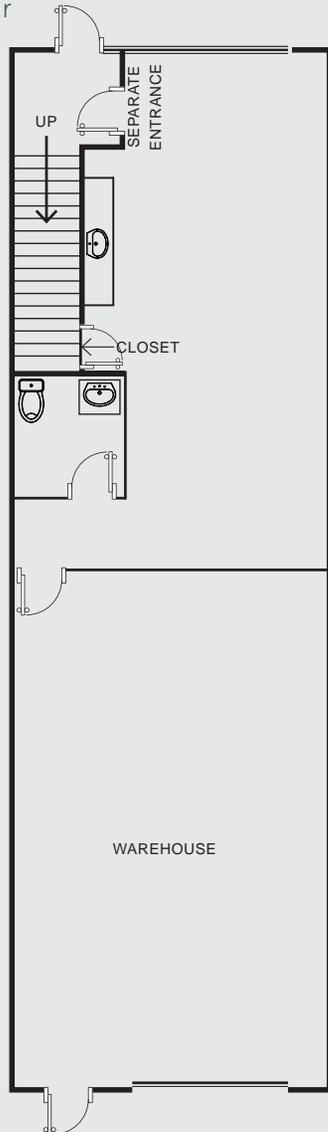


Warehouse

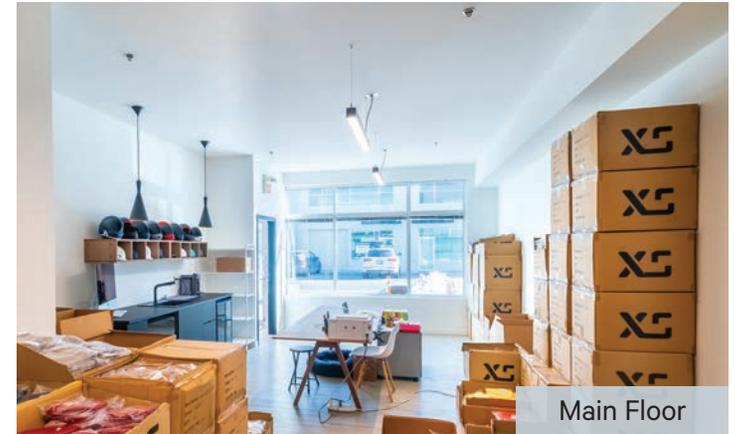
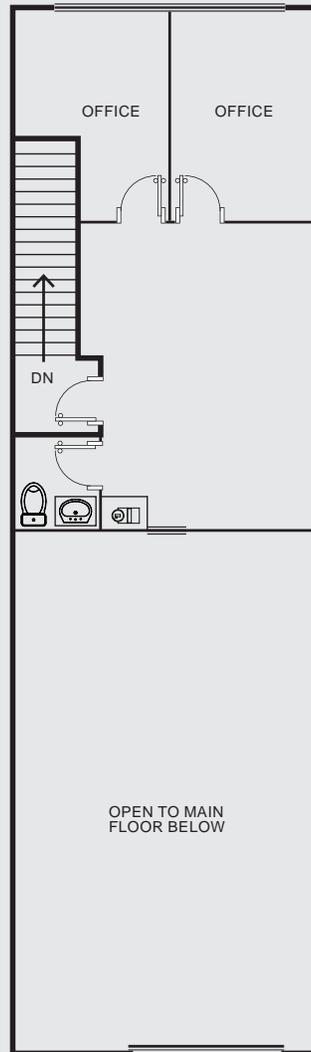
## Floorplans



Main Floor



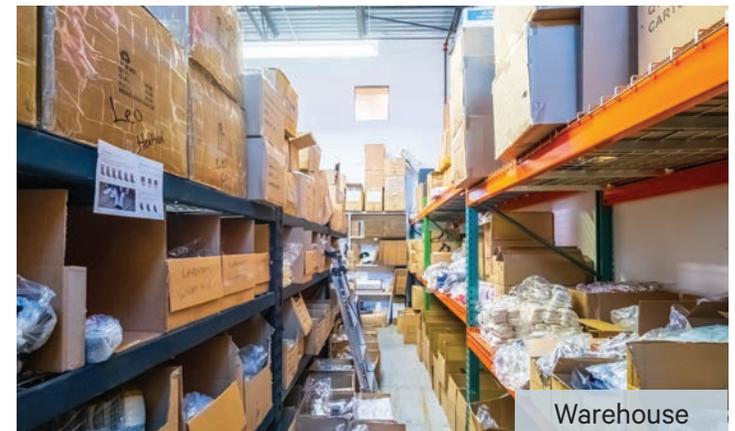
Second Floor



Main Floor



Second Floor



Warehouse

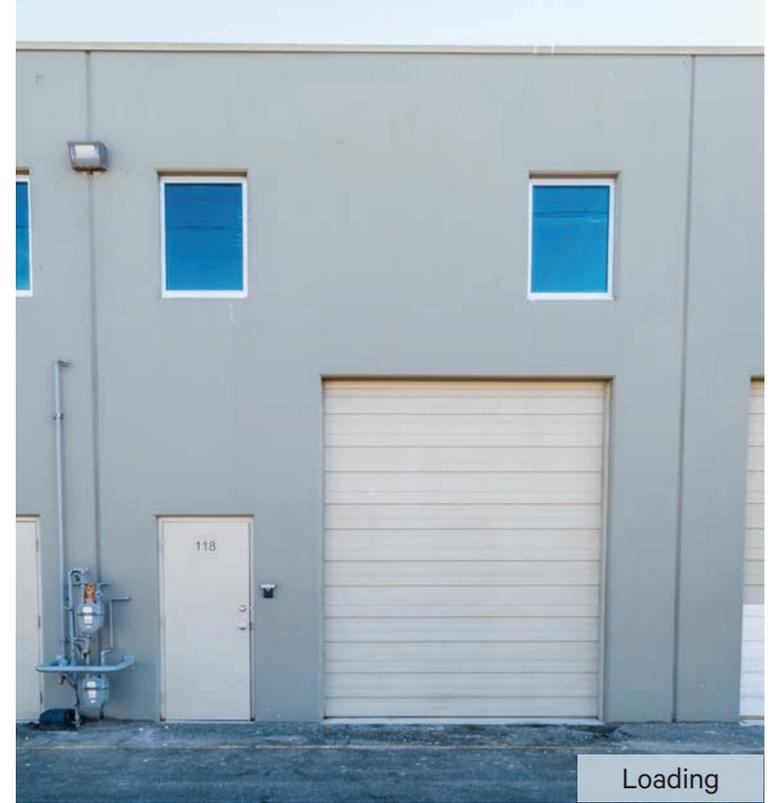
\*Floorplans may not be exact and is subject to change

# Industrial | For Sale

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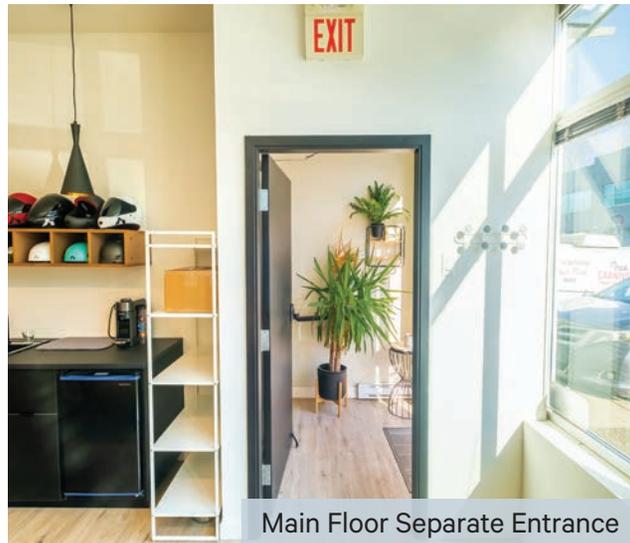
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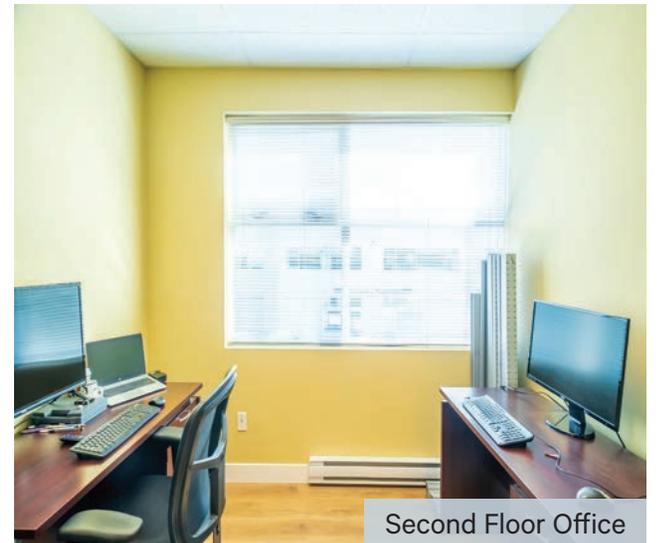
Loading



Warehouse



Main Floor Separate Entrance



Second Floor Office



## Drive Times

5 MINS to Highway 99  
5 MINS to Knight St Bridge

10 MINS to YVR Airport  
20 MINS to Downtown Vancouver

30 MINS to DeltaPort  
40 MINS to US Border

## The Location

Located in *Foreshore Business Park*, the Property is situated between Main Street and Fraser Street, with direct frontage on the Fraser River. It offers easy access to SE Marine Drive, Oak Street, and Knight Street, providing convenient access to Downtown Vancouver as well as the rest of Metro Vancouver via Highway 99 and Highway 91, making it convenient for trucking and transportation. Additionally, the property is near YVR airport. 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, retail and other services South Vancouver has to offer, including Marine Gateway, the 26 SW Marine Drive Commercial development, and the proposed Marine Gateway 2 mixed-use project.



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