

**AVISON
YOUNG**

For Sale

IntraUrban Kent

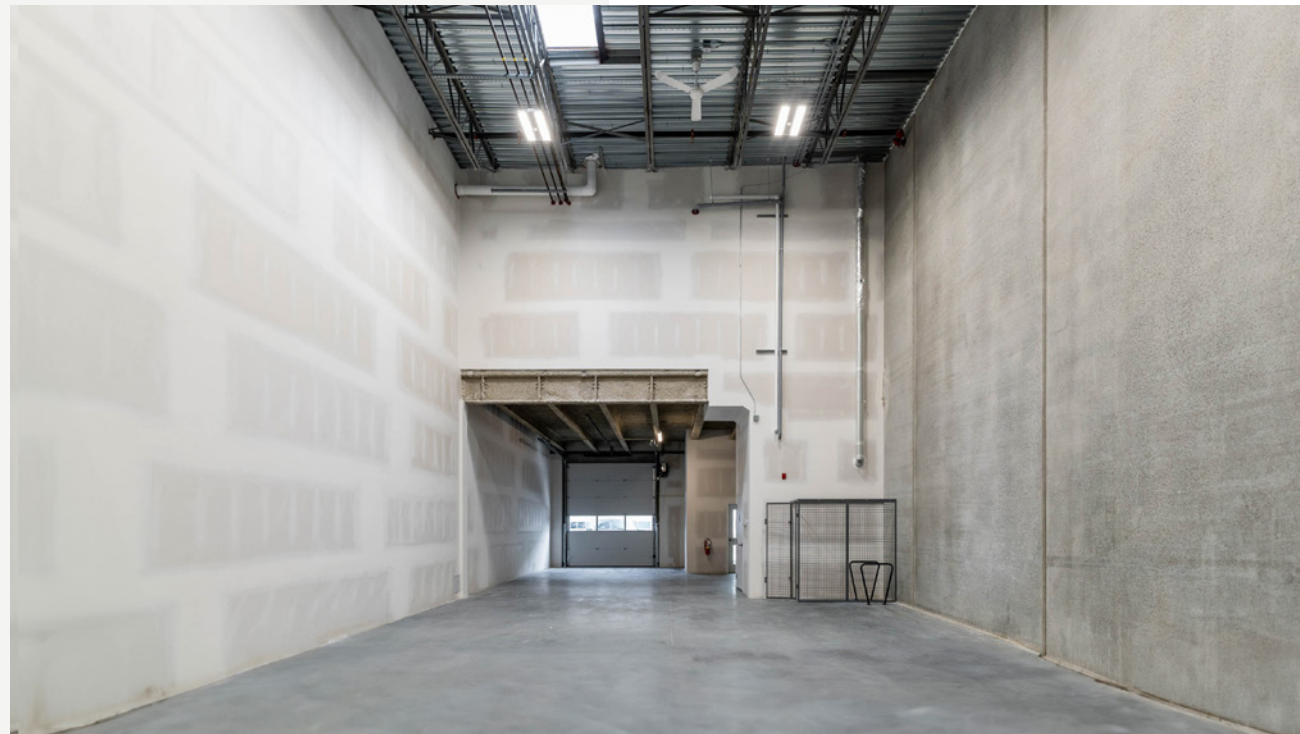
#102 – 901 East Kent Avenue N., Vancouver, BC














2,730 sf brand-new warehouse unit
in South Vancouver

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com
**Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com



Unit features

-  One (1) grade level loading door
12' (h) x 10' (w)
-  26' clear ceiling heights
-  Two (2) designated parking stalls, plus
one (1) loading bay
-  ESFR sprinklers
-  One (1) handicap accessible washroom
on main floor
-  LED lighting
-  Skylights in warehouse
-  200 amp, 208/120 volt, 3-phase
electrical panel
-  Heavy floor load capacity (350 lbs/sf)
-  End of trip facilities on site
-  Clear sealant applied to concrete
ground floor
-  HVAC rooftop units dropped into the
mezzanine area

Property details

AVAILABLE AREA

Main floor	1,904 sf
Mezzanine	826 sf
Total	2,730 sf

AVAILABLE: Immediately

SALE PRICE: \$1,774,500

MONTHLY STRATA FEES: \$670.86

ZONING: I-2 (General Industrial)

YEAR BUILT: 2023

PID: 032-063-059

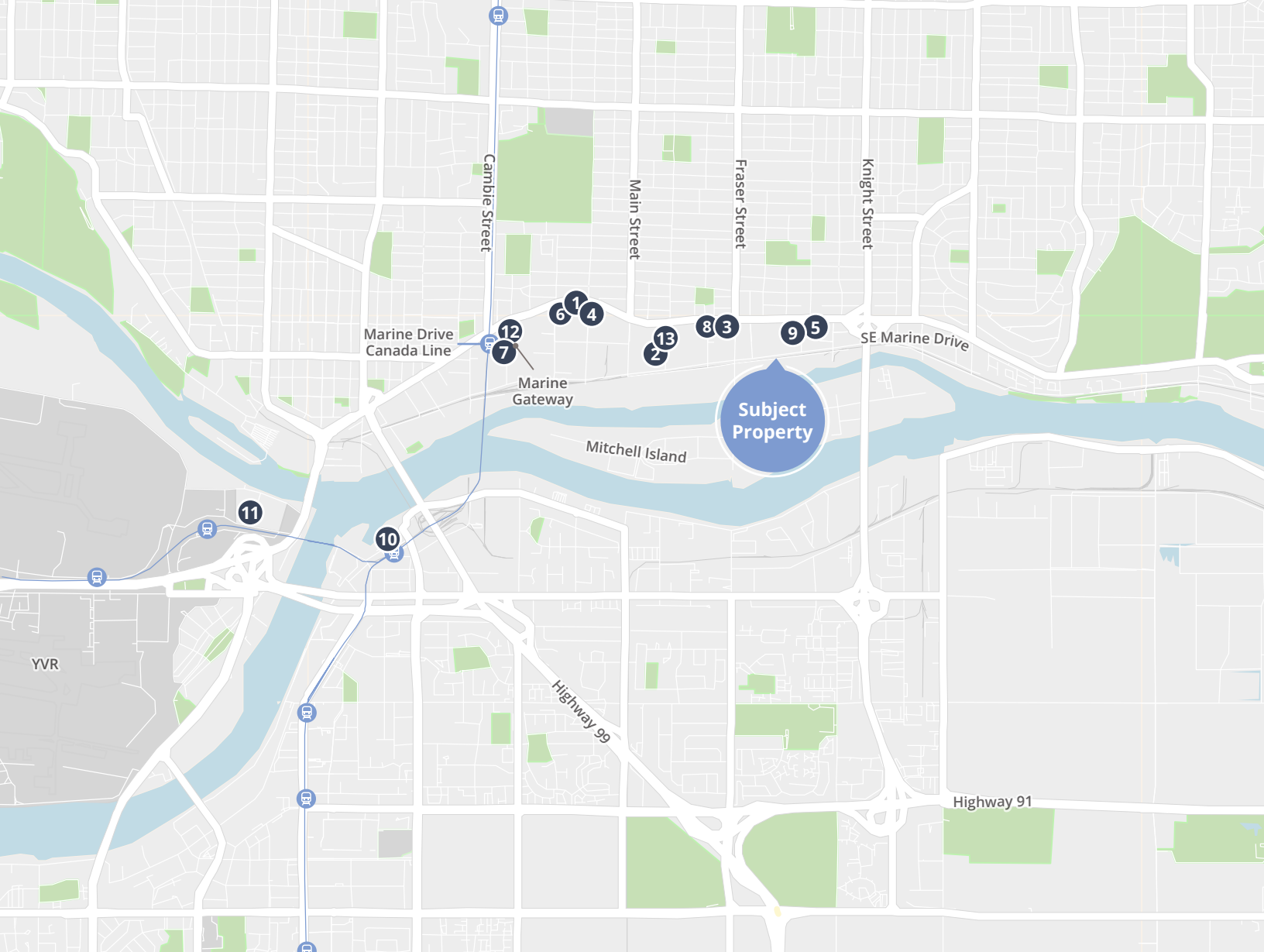
Opportunity

Avison Young is pleased to present the opportunity to purchase a 2,730 sf, high-ceiling warehouse unit within a brand-new industrial strata development in South Vancouver. The unit comprises 1,904 sf of ground floor warehouse space and 826 sf of mezzanine space, featuring a modern exterior design with a contemporary storefront and ample natural light from generous glazing.

Location

Conveniently located near the Knight Street Bridge in Vancouver's south industrial market, the property offers proximity to SE Marine Drive, Oak Street and Knight Street, providing excellent access to multiple major trucking routes, arterial roads and YVR. The South Vancouver area is highly desirable for industrial users, as it combines a Vancouver address with convenient access to major transportation routes. The area is also home to an abundance of retail and service amenities including Marine Gateway, 26 SW Marine Drive Commercial Development and the proposed Marine Gateway 2.





Amenities

- | | |
|----------------------------|---------------------------------|
| 1 26 SW Marine Drive | 8 Mr. Lube + Tires |
| 2 Real Canadian Superstore | 9 U-Haul Moving & Storage |
| 3 Esso | 10 River Rock Casino Resort |
| 4 Kal Tire | 11 McArthurGlen Shopping Centre |
| 5 Lee Valley | 12 BCAA |
| 6 Lordco Auto Parts | 13 BC Hydro Charging Station |
| 7 Marine Gateway | |

Drive Times

Highway 91	5 minutes
Highway 99	8 minutes
Vancouver International Airport (YVR)	10 minutes
Downtown Vancouver	20 minutes
Highway 1	25 minutes
Burnaby	25 minutes
US Border	40 minutes

Contact for more information

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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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