

**AVISON
YOUNG**

For Sale

IntraUrban Kent

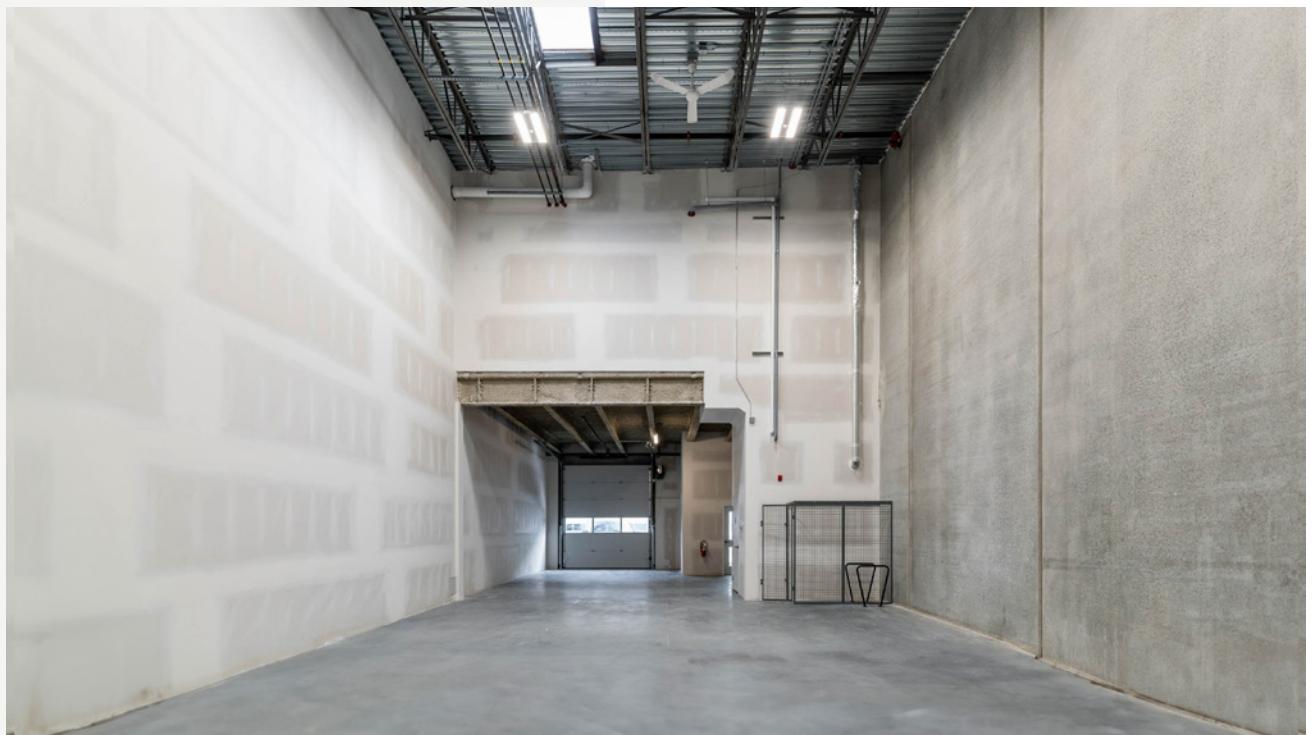
#102 – 901 East Kent Avenue N., Vancouver, BC



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

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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

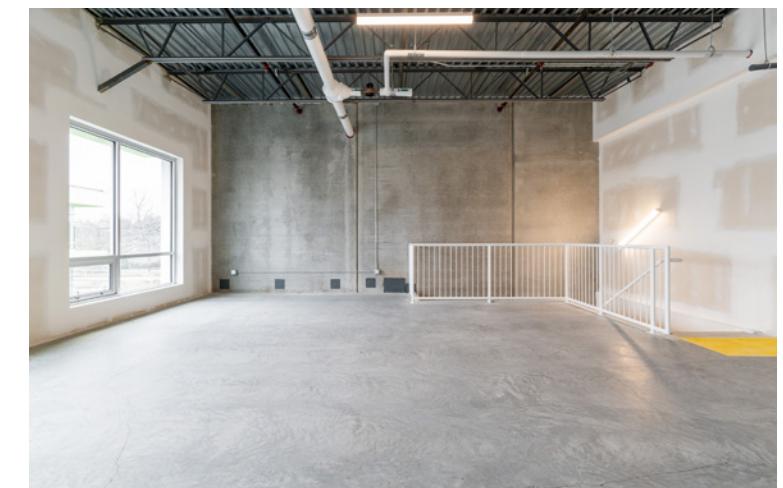
Avision Young is pleased to present the opportunity to purchase a 2,730 sf, high-ceiling warehouse unit within a brand-new industrial strata development in South Vancouver. The unit comprises 1,904 sf of ground floor warehouse space and 826 sf of mezzanine space, featuring a modern exterior design with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

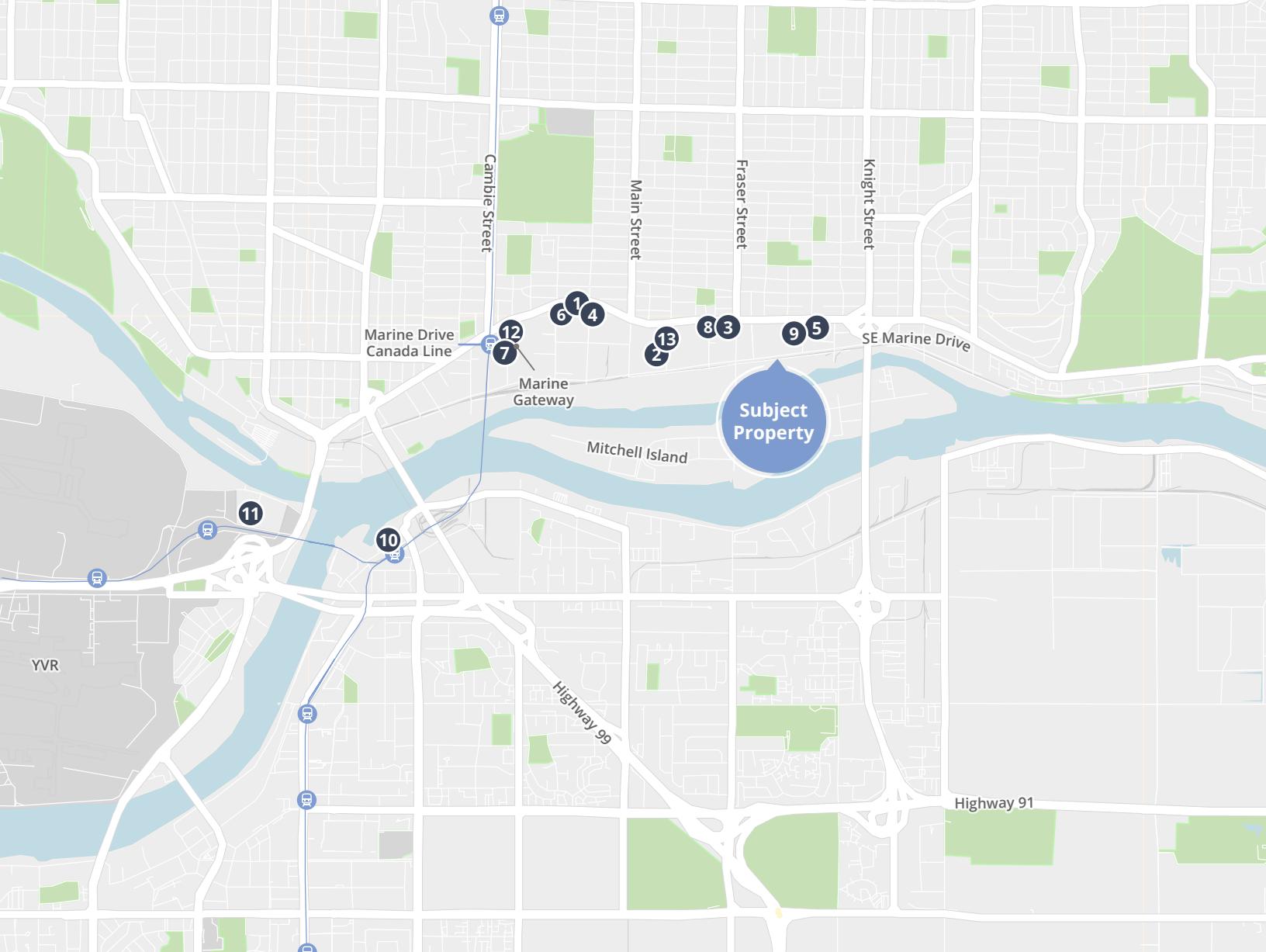
Location

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.

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





Amenities

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

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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