

**AVISON
YOUNG**

For Sale

9003 Shaughnessy Street
Vancouver, BC



Opportunity to purchase a 1,620
sf industrial warehouse with
office space in South Vancouver

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Property details

AVAILABLE AREA:

Mezzanine	500 sf
Warehouse	1,120 sf
Total	1,620 sf

PID: 017-964-881

LEGAL DESCRIPTION: STRATA LOT 22 DISTRICT LOTS 319, 323 AND 324 STRATA PLAN LMS587 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

ZONING: M-2 (General Industrial) allowing for a variety of industrial and service related uses

PROPERTY TAXES (2024): \$8,304.82

MONTHLY STRATA FEES (2024): \$364.36

SALE PRICE: \$1,134,000.00 (\$700 psf)

AVAILABILITY: Please contact the listing team











Opportunity

Avison Young is pleased to present the opportunity to purchase a highly sought-after 1,620 sf industrial warehouse with office space conveniently located in South Vancouver's Marpole neighbourhood. The unit features one (1) grade-level loading door, an 18' clear ceiling height in the warehouse, two (2) private offices, and two (2) reserved parking stalls.

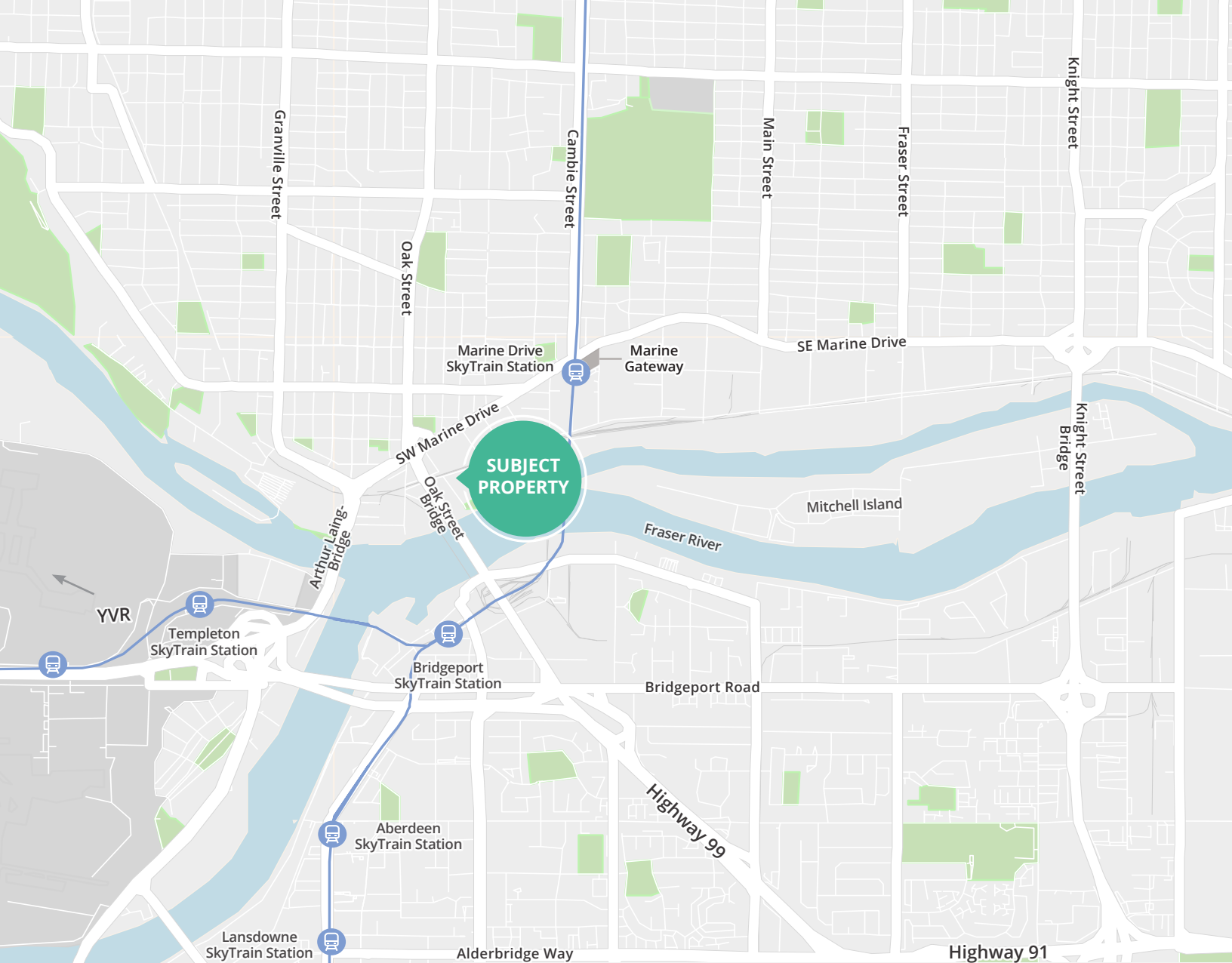
Location

The subject property is located within Vancouver's Marpole neighbourhood along Shaughnessy Street, between Laurel Street and Oak Street, and two blocks south of SW Marine Drive. This area offers excellent access to Downtown Vancouver, Vancouver International Airport (YVR), Highway 99, Highway 91, Richmond City Centre, and the US/Canada Border Crossing. It is also easily accessible by regular bus service along Oak Street and SW Marine Drive and is a 15-minute walk to the nearby Marine Drive SkyTrain Station. This area also benefits from an abundance of urban amenities, including retail and restaurants, all within a short walking distance.

Property highlights

-  Mezzanine office area consists of one (1) open working area, two (2) private offices, and a kitchenette
-  One (1) front, grade-level loading door (9' W x 8' H)
-  18' clear ceiling height in the warehouse
-  Warehouse level reception area
-  Overhead gas fire heater
-  200-amps with a 120/208 3-phase power service
-  One (1) washroom
-  Two (2) reserved parking stalls
-  Built in 1998
-  Well-served by public transit





DRIVE TIMES

Highway 99	2 minutes
YVR	5 minutes
Highway 91	7 minutes
Downtown Vancouver	15 minutes
Highway 1	21 minutes
Canada/US Border Crossing	30 minutes

 **80** Walk Score
"Very Walkable"

 **66** Transit Score
"Good Transit"

 **73** Bike Score
"Very Bikeable"

Contact for more information

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