

FOR SALE

1262 & 1268 Vernon Drive

VANCOUVER, BC

Industrial Flex Units in Strathcona



For more information, contact:

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CBRE

Vibrant Strathcona

The Subject Properties are conveniently located in the vibrant Strathcona neighbourhood of Vancouver, just south of the controlled intersection at Clark Drive and Venables Street. These properties provide an exceptional opportunity to secure your business in an emerging area near the new St. Paul’s Hospital and that is just minutes from the Downtown Core of Vancouver. The Strathcona neighbourhood provides a variety of restaurants, craft breweries, coffee shops and employee amenities as well as direct access to major traffic arteries to the Downtown Core, Burnaby, Richmond and North Vancouver.

PROPERTY DETAILS

	1262 Vernon Drive Strata Lot 12	1268 Vernon Drive Strata Lot 11
Legal Description	Strata Lot 11 and Strata Lot 12, District Lot 182, Strata Plan LMS1349 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1, PID’S: 018-723-110, 018-729-128	
Available Area	Main Floor: 1,577 sq. ft. 2nd Floor: <u>634 sq. ft.</u> Total: 2,211 sq. ft. *Mezzanine: 703 sq. ft. (approx.) Gross Area: 2,914 sq. ft. (approx.)	Main Floor: 1,621 sq. ft. 2nd Floor: <u>651 sq. ft.</u> Total: 2,272 sq. ft. *Mezzanine: 835 sq. ft. (approx.) Gross Area: 3,107 sq. ft. (approx.)
Zoning	I-2	I-2
Occupancy	Contact Listing Agents	Contact Listing Agents
Strata Fees	\$657.53 per month	\$657.53 per month
Property Taxes (2023)	\$17,314.00	\$17,157.80
New Price	\$1,750,000	\$1,775,000

*Note: Mezzanine areas noted above were built without permits and areas are estimated



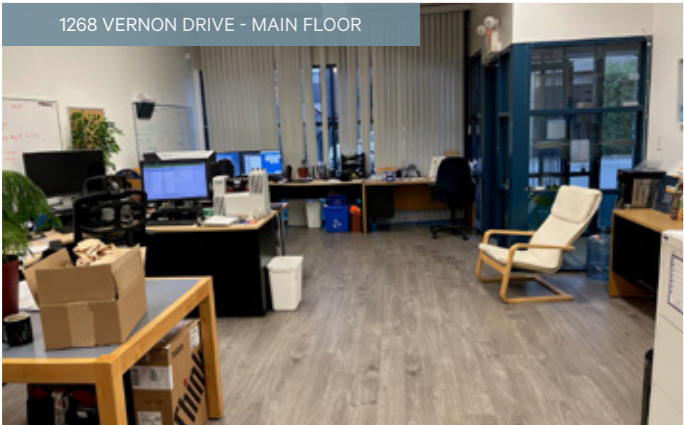
1262 VERNON DRIVE - MAIN FLOOR



1262 VERNON DRIVE - SECOND FLOOR



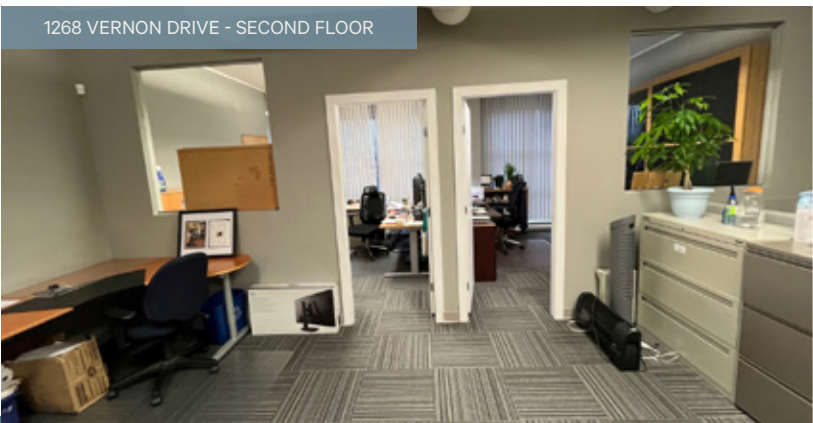
1268 VERNON DRIVE - MAIN FLOOR



1268 VERNON DRIVE - MAIN FLOOR



1268 VERNON DRIVE - SECOND FLOOR



1268 VERNON DRIVE - SECOND FLOOR



LOADING AREA

FEATURES

- +

1262 Vernon Drive features light manufacturing and warehouse space on the ground floor with grade level loading. The second floor has 2 private offices and an open plan showroom and design.
- +

1268 Vernon Drive features an open plan showroom, office and warehouse area on the ground floor with grade level loading. The second floor has 2 offices and an open plan showroom/office.
- +

2 parking stalls per unit
- +

1 grade level loading door per unit
- +

Ample natural light
- +

Excellent proximity to the Downtown Core and major traffic arteries

FOR SALE | Industrial Flex Units in Strathcona

Drive Times

7 MINS

Gastown

8 MINS

Downtown

9 MINS

Iron Workers
Memorial Bridge

10 MINS

Trans-Canada
Highway

12 MINS

Burnaby

15 MINS

Richmond

15 MINS

North
Vancouver



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