

150-628 E KENT AVENUE S, VANCOUVER

WAREHOUSE AND OFFICE SPACE AT THE RIVERSHORE BUSINESS PARK

**FOR
SALE**



WILLIAM | WRIGHT

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2,866 Square Foot Warehouse

150-628 E Kent Avenue S, Vancouver

Opportunity to purchase warehouse and office space at the Rivershore Business Park located in South Vancouver. The main floor features a warehouse/showroom space, a reception area, a presentation center, a grade-level unloading door, a designer kitchen with a wine bar, and a dedicated handicap-accessible washroom. The warehouse has 19' clear ceiling heights, a 10' x 10' grade loading door, a warehouse heater, and a 3-phase 250 amp service. The second floor is fully air-conditioned and includes a general open work area, three private offices, a boardroom, a coffee bar with a sink, and a well-appointed washroom with a shower. This efficiently laid-out property offers 2,866 sq. ft. of warehouse/showroom space on the ground floor and an equally spacious office space on the second floor. The design maximizes functionality and flexibility for various business operations, providing customizable office, retail, and industrial space.



Salient Facts

SIZE

+/- 2,866 SQFT

PARKING

5 Stalls

ZONING

M-2

PROPERTY TAXES

\$17,329.60

STRATA FEES

\$463.52

PID

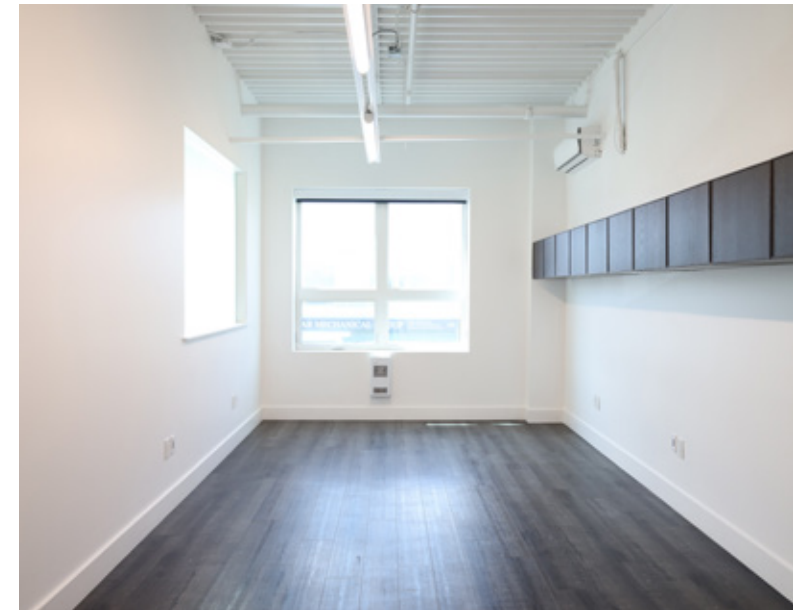
028-864-646

LEGAL DESCRIPTION

STRATA LOT 34, PLAN EPS852, DISTRICT LOT 313, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PRICE

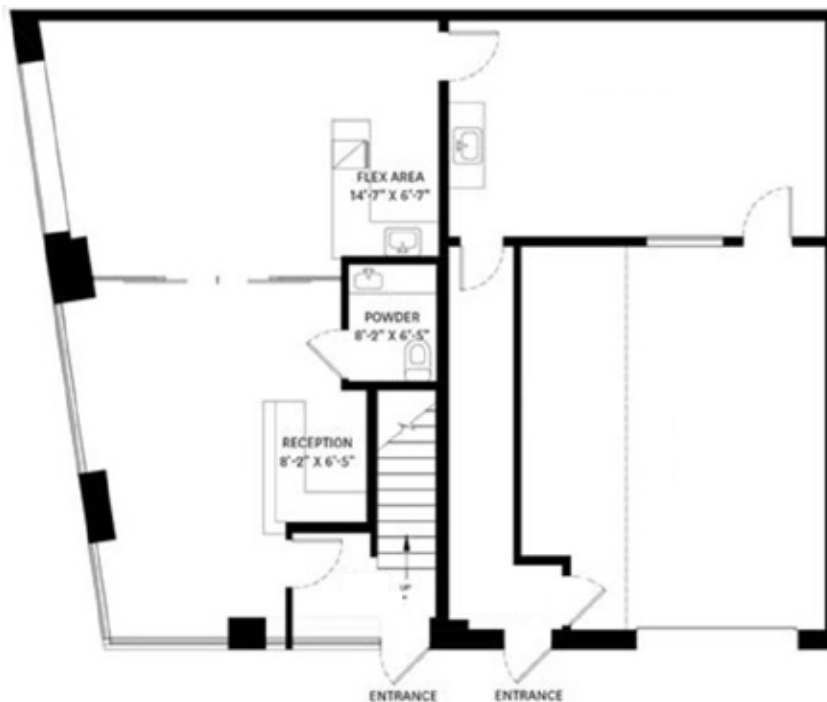
\$1,930,000.00



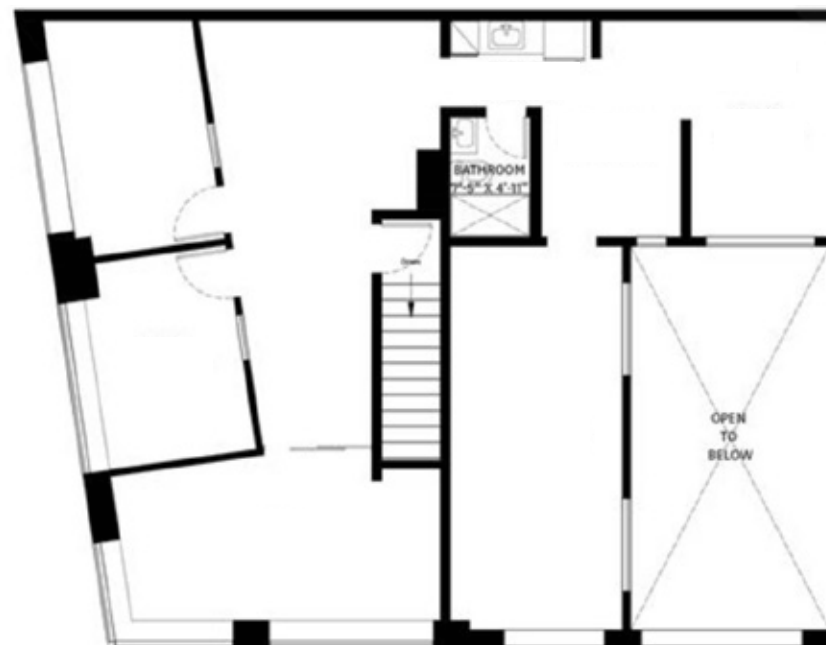
Floorplans

150-628 E Kent Avenue S, Vancouver

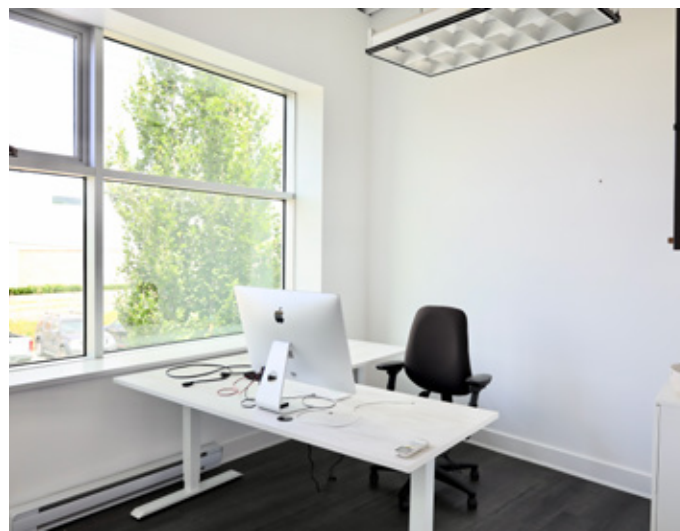
UPPER FLOOR



LOWER FLOOR



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



Property Highlights



Extensive upgrades completed throughout the space



Air conditioning



5 surface parking stalls and a loading area



10' x 10' grade-level front-loading door



3 Phase 250 AMP Power



Easy access to Downtown Vancouver and Richmond



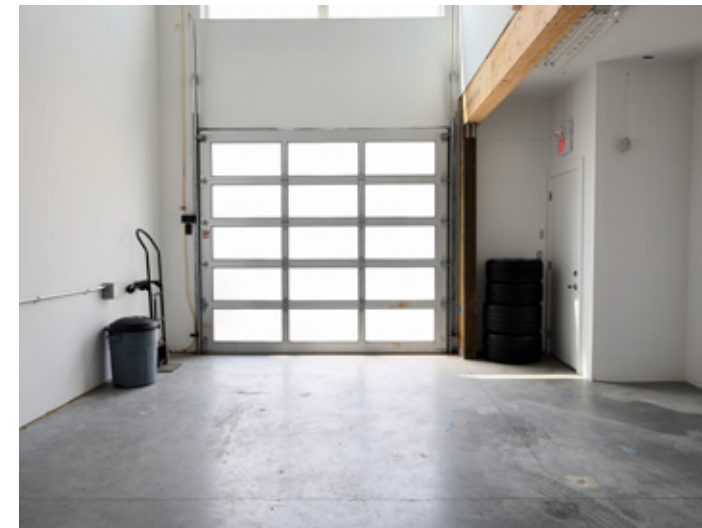
19' ceiling heights



Showroom, reception area, meeting area, kitchenette, and boardroom



Open and private offices





ARTHUR LAING BRIDGE

MARINE DRIVE SKYTRAIN STATION

HWY 99 VIA MARPOLE BRIDGE

REAL CANADIAN SUPERSTORE

SUBWAY

SOUTH VANCOUVER PHYSIOTHERAPY CLINIC

SEWENT AVENUE
KENT AVENUE

SUBJECT PROPERTY

SUBJECT PROPERTY DISTANCES

MARINE DRIVE STATION 4 MIN DRIVE

SE MARINE DR 5 MIN DRIVE

ARTHUR LAING BRIDGE 8 MIN DRIVE

DOWNTOWN VANCOUVER 23 MIN DRIVE

Location

This property is located in South Vancouver, between Main Street and Fraser Street on Kent Avenue, in South Vancouver’s industrial hub. The area offers easy access to Downtown Vancouver, YVR, and key transportation routes throughout Metro Vancouver. Additionally, it is well-served by public transit and provides enhanced access for commuters using the Canada Line. This prime location in a bustling business district and proximity to major highways and public transportation makes River Shore Business Park an ideal choice for businesses seeking a convenient and thriving location.

Contact Listing Agent

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