150-628 E KENT AVENUE S, VANCOUVER WAREHOUSE AND OFFICE SPACE AT THE RIVERSHORE BUSINESS PARK

FOR SALE





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WILLIAM | WRIGHT

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.

FRASER RIVER

SUBJECT PROPER

Salient Facts

SIZE +/- 2,866 S<u>QFT</u>

PARKING

5 Stalls

ZONING M-2

PROPERTY TAXES \$17,329.60

STRATA FEES \$463.52

PID 028-864-646

LEGAL DESCRIPTION

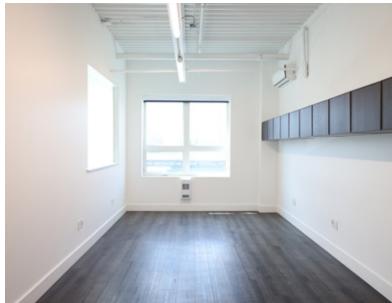
STRATA LOT 34, PLAN EPS852, DISTRICT LOT 313, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PRICE \$1,930,000.00







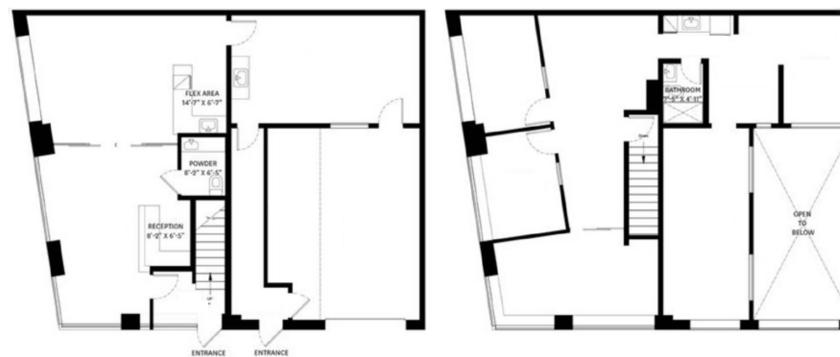






Floorplans

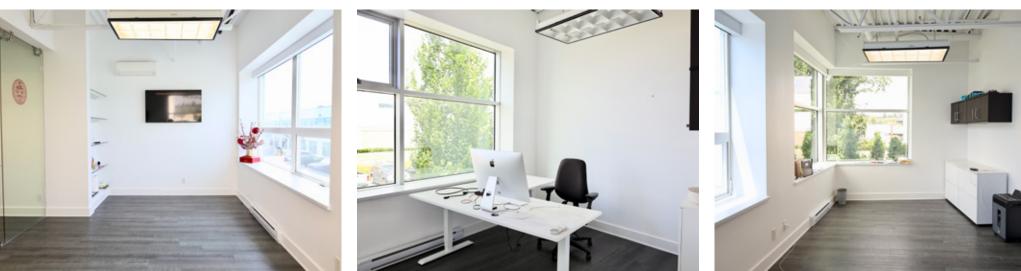
150-628 E Kent Avenue S, Vancouver



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



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

3 Phase 250 AMP Power

Easy access to Downtown Vancouver and Richmond



19' ceiling heights

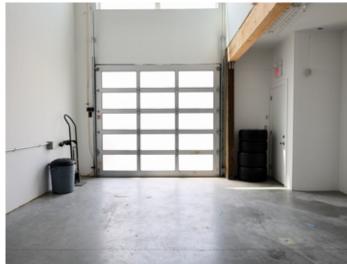


Showroom, reception area, meeting area, kitchenette, and boardroom

နို့ကိုမှို Open and private offices









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-serviced 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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