

PRICE REDUCED!

1240 West 75th Avenue, Vancouver

Freestanding Industrial Facility in South Van For Sale

Workshop & office space on 2 levels,
minutes from Highway 99, Granville
Street, Oak Street & YVR.

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Located in **South Vancouver's Commercial Hub**, minutes from everywhere.



124 West 75th Avenue

Richmond

Arthur Laing Bridge

YVR

Granville Street

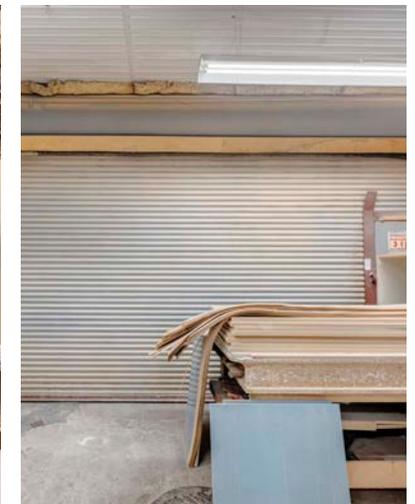
Highway 99

W Kent Avenue S

SW Marine Drive

Property Features

Location	The building is situated in the heart of South Vancouver, with access to Vancouver, Richmond and YVR. It is minutes from Granville Street, Oak Street and Highway 99, close to transit, and features exposure to the Arthur Laing Bridge.	
Zoning	M-2 Industrial	
PID	003-628-124	
Building Area*	Main Floor	2,505 SF
	2nd Floor	2,880 SF
	Total	5,385 SF
Site Size	3,300 SF	
Property Taxes (2024)	\$26,347.80	
Asking Price REDUCED!	\$2,850,000 \$2,695,000	
Features	<ul style="list-style-type: none">• Concrete block construction• 1 over-sized grade loading door at rear with lane-way access• Main floor features a workshop, front showroom/office area and 2 washrooms• 12' clear ceilings on main floor, 11' clear ceilings on 2nd floor• Second floor includes lunchroom, storage and workshop with skylights• Gas fired heaters in shop areas, baseboard heating in the offices• Dust collecting system, spray booth• Room for accommodate 6 parking spots• Available with vacant possession	



* Areas are approximate and to be verified

The Colliers logo is a dark blue rectangle with the word "Colliers" in white serif font. Below the text is a horizontal bar with red, yellow, and blue segments.

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