

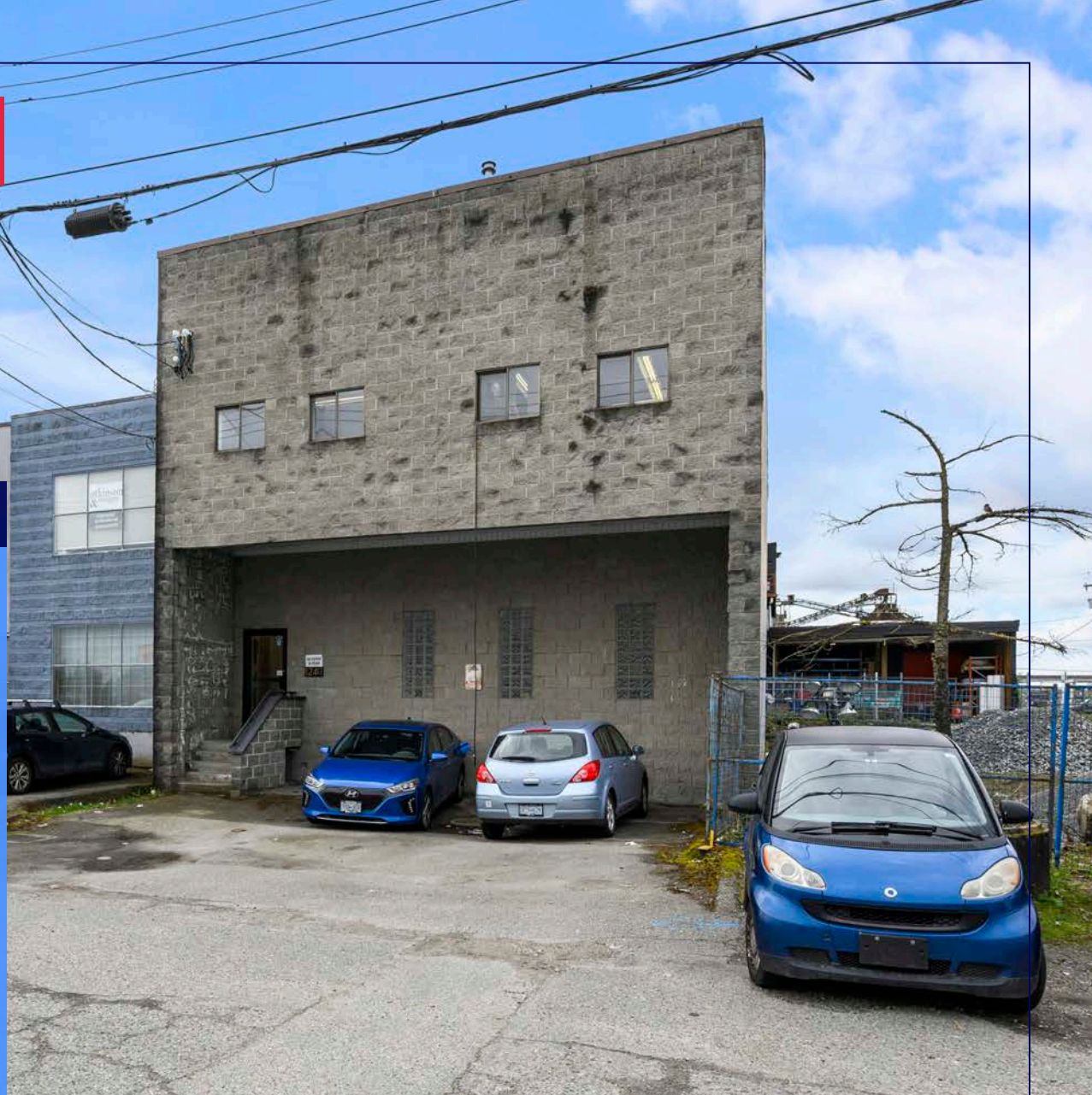
**PRICE REDUCED!**

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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**Colliers**



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





# 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	
	<u>2nd Floor</u>	<u>2,880 SF</u>	
	Total	5,385 SF	
Site Size	3,300 SF		
Property Taxes (2024)	\$26,347.80		
Asking Price	\$2,850,000 <b>\$2,695,000</b>		
REDUCED!			
Features	<ul style="list-style-type: none"><li>• Concrete block construction</li><li>• 1 over-sized grade loading door at rear with lane-way access</li><li>• Main floor features a workshop, front showroom/office area and 2 washrooms</li><li>• 12' clear ceilings on main floor, 11' clear ceilings on 2nd floor</li><li>• Second floor includes lunchroom, storage and workshop with skylights</li><li>• Gas fired heaters in shop areas, baseboard heating in the offices</li><li>• Dust collecting system, spray booth</li><li>• Room for accommodate 6 parking spots</li><li>• Available with vacant possession</li></ul>		

\* Areas are approximate and to be verified





The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin red and yellow horizontal stripe at the bottom.

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