

FOR SALE | PRIME INDUSTRIAL STRATA UNITS

Rivershore Business Park I #106-107, 618 East Kent Avenue South, Vancouver

LIGHT INDUSTRIAL STRATA WAREHOUSES WITH 2 UNITS UP TO 4,338 SF



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REAL ESTATE GROUP

INVESTMENT & OWNER-USER OPPORTUNITY

Luk Real Estate Group is pleased to present a rare opportunity to acquire two industrial strata units in the highly sought-after Rivershore Business park. Units 106 and 107 are available individually or together, offering a combined 4,338 square feet of functional industrial space designed to support showroom, office, warehouse and distribution operations.

This property is currently owner-occupied by a well-established business and features a highly functional layout including a professional showroom, expansive warehouse space, improved second-floor offices and two oversized rear-grade loading doors.

For investors, this opportunity offers the potential for a stable, long-term income stream through a sale-leaseback, providing immediate cash flow within one of Vancouver's most desirable industrial corridors.

For owner-users, the property offers high quality industrial space in a strategic location, complete with nine dedicated parking stalls and a layout ideal for both operational efficiency and excellent logistics access which supports a wide range of industrial, showroom, logistics and production uses.

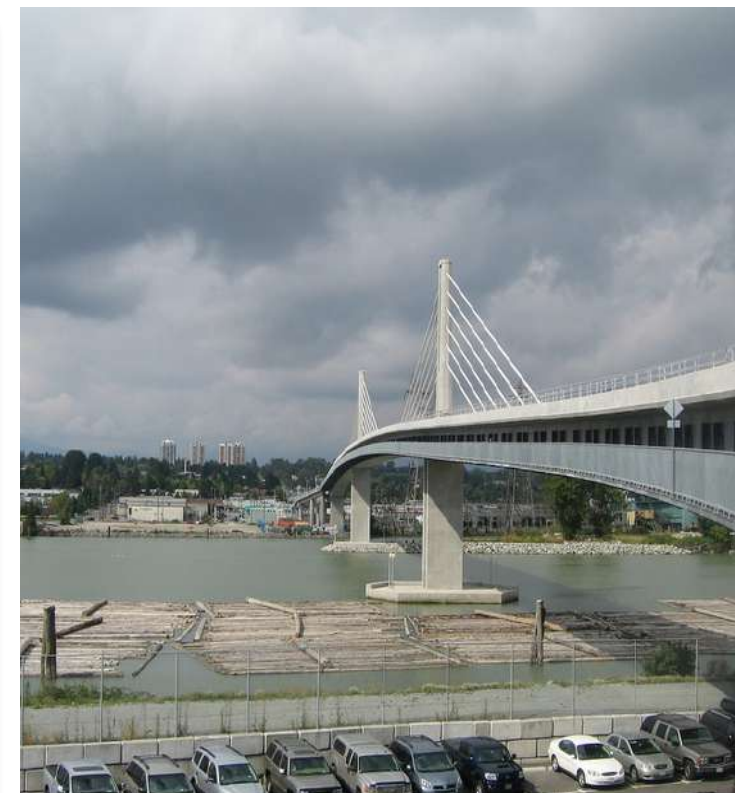
LOCATION

Positioned in South Vancouver's premier M-2 industrial corridor, the property offers exceptional connectivity to key transportation infrastructure and major business hubs.

Located along East Kent Avenue South, the property benefits from immediate access to:

- Knight Street Bridge – Direct connection to Richmond and Highway 99
- Marine Drive – Major east-west corridor across South Vancouver
- Vancouver International Airport (YVR) – Only minutes away
- Marine Drive Canada Line Station – Rapid transit access for employees

This established industrial pocket is recognized as a critical last-mile logistics hub and continues to attract national tenants, distribution users, and growing local businesses. With consistently low vacancy and strong industrial demand, the location supports long-term value and operational efficiency.



SALIENT FACTS

Civic Address:	#106-107, 618 East Kent Avenue South, Vancouver, BC
PID:	028-864-361 & 028-864-379
Legal Description:	Strata Lots 6 & 7, PLAN EPS852, DISTRICT LOT 313, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Location:	Situated along East Kent Avenue South between Main Street and Fraser Street
Property Description:	Improved as light industrial warehouse with a showroom and 2nd floor office
Occupancy:	Owner-occupied & Tenanted (2nd Level Office Unit 106)
Loading:	1 oversized grade
Year Built:	2012
Unit Areas (Source: BC Assessment):	Unit 106: 2,169 SF Unit 107: 2,169 SF Combined: 4,338 SF
Parking:	9 Stalls
Zoning:	M-2
Loading:	2 Grade Rear Loading Doors
Monthly Strata Fee (2025):	Unit 106: \$455.24 Unit 107: \$455.24 Combined: \$910.48
Property Taxes (2025):	Unit 106: \$14,953.30 Unit 107: \$14,953.30 Combined: \$29,906.60
Net Operating Income:	Negotiable with a Sale-Leaseback

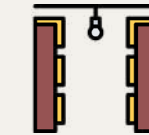
LISTING PRICE:	Unit 106: \$1,269,000 Unit 107: \$1,269,000 Combined: \$2,499,000 (\$576/SF)	Units available individually
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This property combines professional client-facing space with efficient warehouse functionality, making it ideal for businesses requiring both showroom and logistics capabilities

HIGHLIGHTS



Functional Industrial Space designed for Modern Operations



21' Clear Ceiling Height Warehouse



Professional Showroom with Abundant Natural Light



2 Fully Improved 2nd-Floor Office Areas



2 Oversized Rear Grade Loading Doors

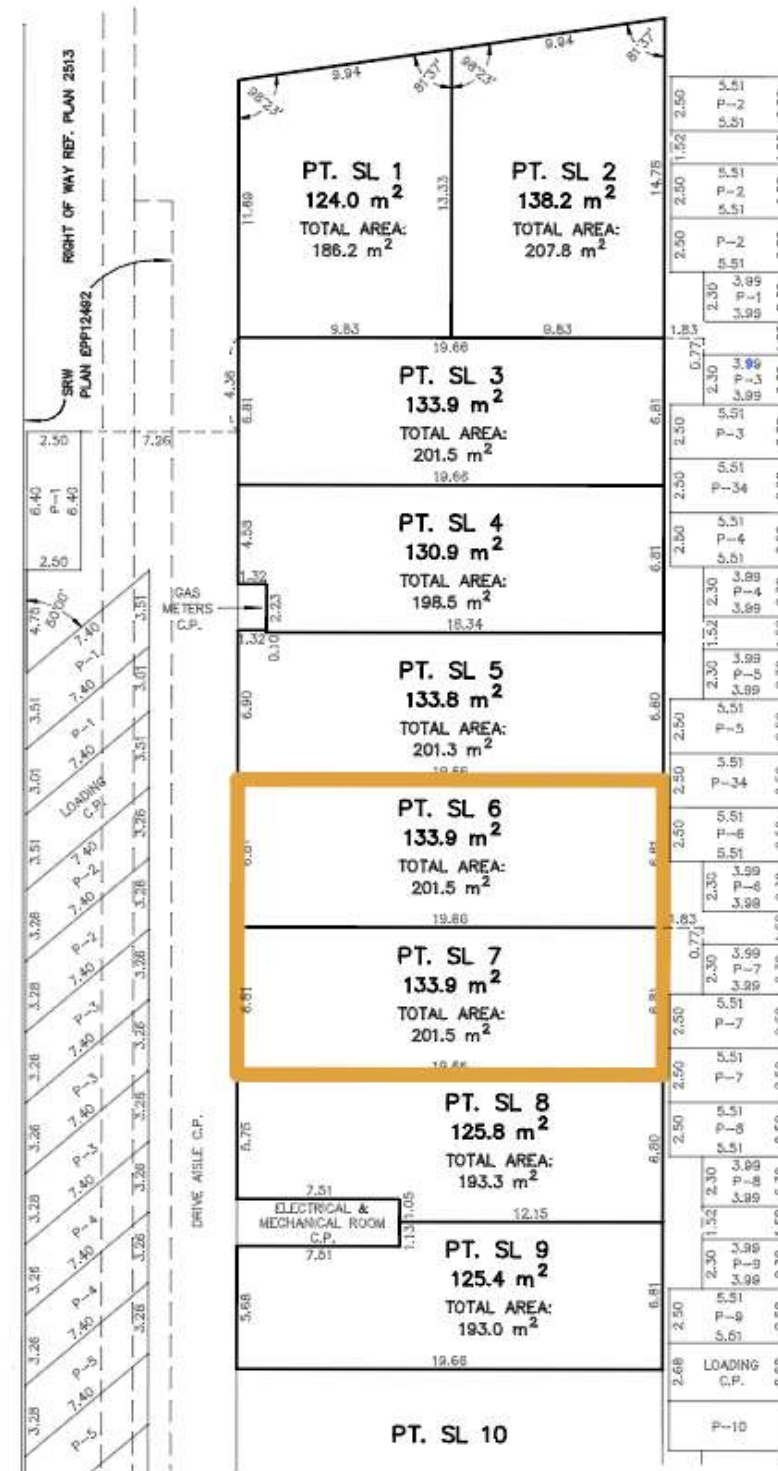


9 Dedicated Parking Stalls (Front and Rear)



Power – 250 AMP 3 Phase per unit

STRATA PLAN



KEY INVESTMENT HIGHLIGHTS



Rare small-bay industrial ownership



Potential sale-leaseback income



High demand South Vancouver Location



Functional warehouse & showroom layout

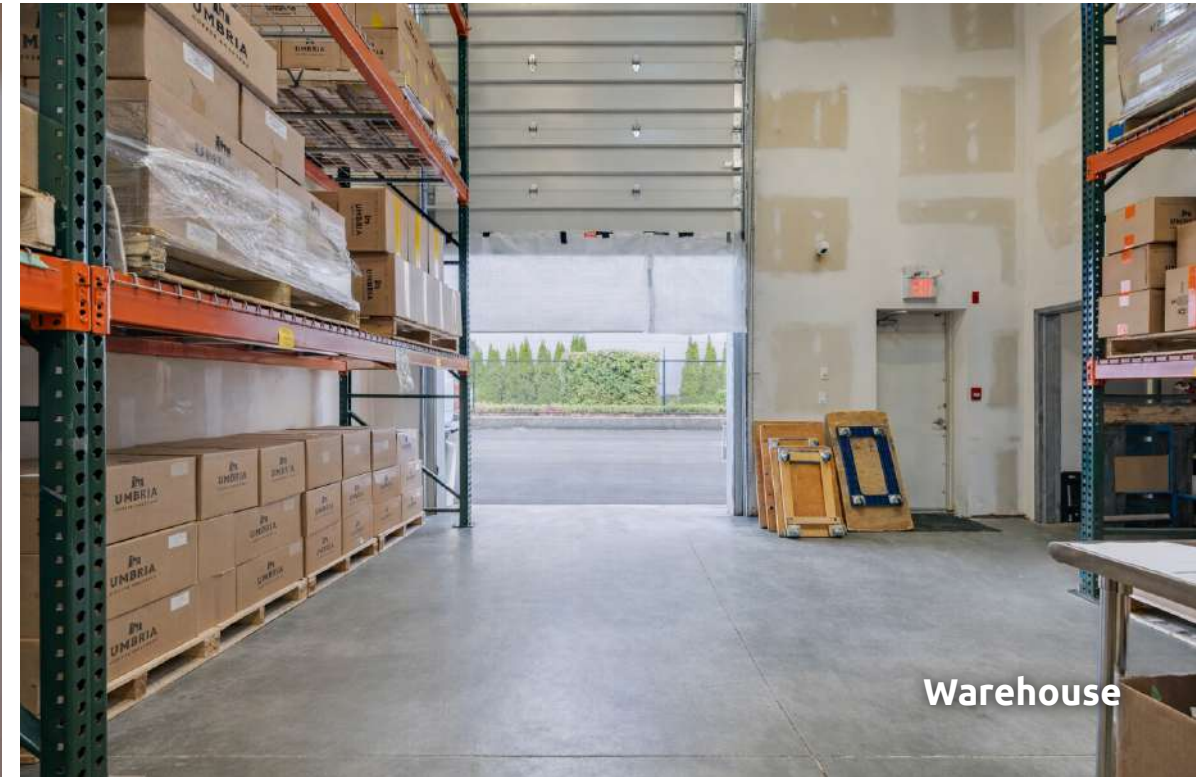


Strong long-term industrial fundamentals

PROPERTY PHOTOS



Warehouse



Warehouse



Reserved Front-Stall Parking



Production & Logistics Area

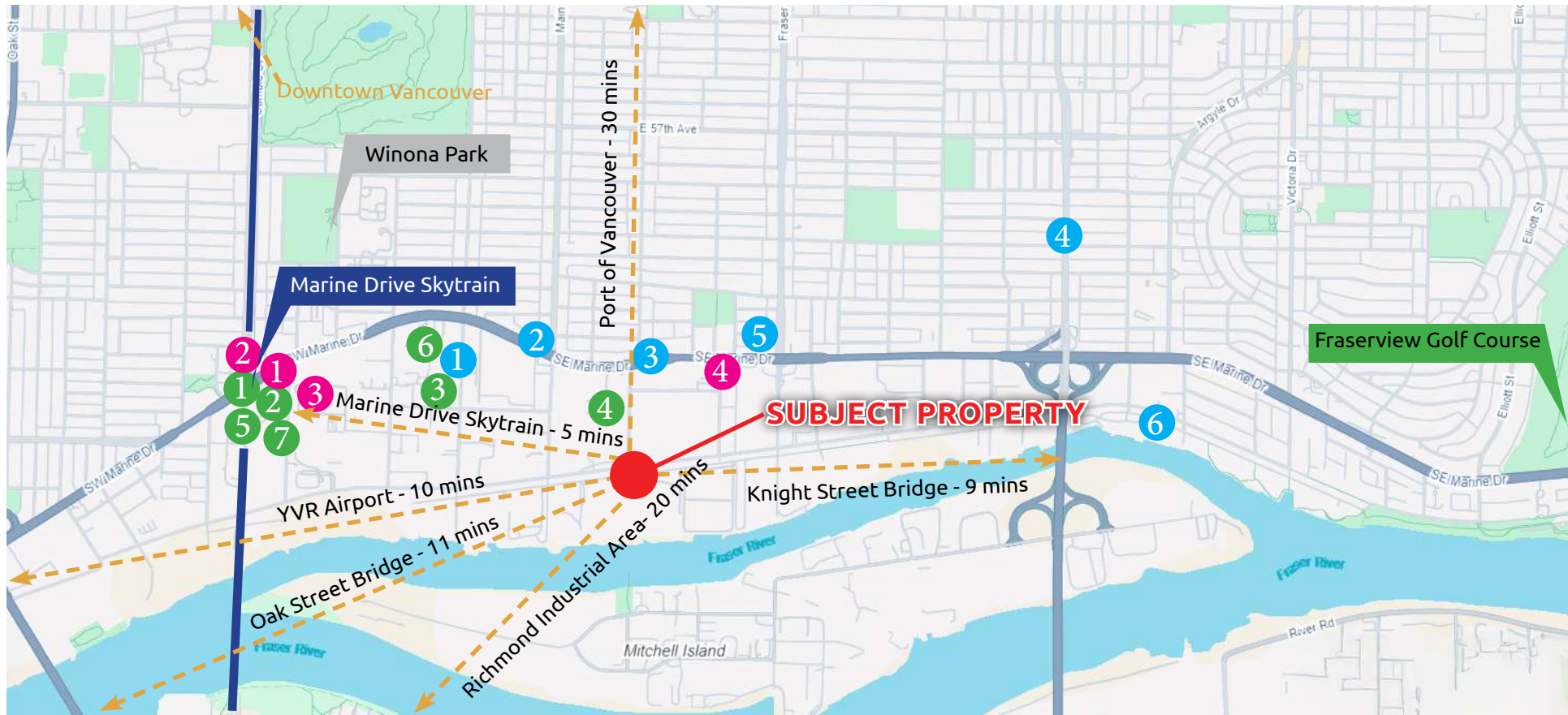


Industrial Loading Bay & Laneway



Secured Rear Loading & Access

NEIGHBOURHOOD AMENITIES



- **Restaurants & Cafes**
 1. Starbucks
 2. Uncle Ming's Kitchen
 3. Pho Zen Vietnamese Cuisine
 4. McDonald's
 5. Wasawa's Indian Restaurant
 6. Northern Cafe
- **Retail**
 1. Winners
 2. T&T Supermarket
 3. Canadian Tire
 4. Real Canadian Superstore
 5. Shoppers Drug Mart
 6. Best Buy
 7. Marine Gateway
- **Services**
 1. Bank of Montreal
 2. Scotiabank
 3. Fitness World
 4. Mr. Lube + Tires
- **Subject Property**
 - #106-107, 618 East Kent Avenue

DRIVE TIMES

- Marine Drive Skytrain Station: 5 minutes
- Knight Street Bridge: 9 minutes
- Vancouver International Airport (YVR): 10 minutes
- Oak Street Bridge: 11 minutes
- Downtown Vancouver: 25 minutes

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