

FOR SALE

Warehouse / Office Strata Unit: 1,786 sq. ft.
113 1083 E Kent Avenue North, Vancouver BC



OPPORTUNITY

An exceptional opportunity to acquire a small-bay two-storey move-in ready strata unit with 3 dedicated parking spaces (only unit with 3 parking spaces in the complex) and 1 grade loading bay. The property has been cleaned up, repainted and is ready of occupancy. As per the strata plan, the total Unit area is 1,786 sf., with 1,209 sf. (warehouse) on the ground level and 577 sf. (office space) on the upper level. Upper level has AC. Its prime location and move-in-ready condition make it perfect for either an investor seeking stable rental income or an owner-user looking for a strategic location.

The property offers immediate and easy access to SE Marine Drive and Knight St as well as Highway 99 and Highway 91, providing seamless connections to Burnaby, Richmond, Delta, Surrey and the US border. This is a premier opportunity to secure a valuable asset in one of South Vancouver's most sought-after industrial districts. Do not miss out. Call for a full information package and to schedule a viewing!!

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URBAN TEAM

Commercial Real Estate Services

HIGHLIGHTS

1. **Versatile two-level Layout:** Warehouse and washroom on the ground floor, with private offices on the second floor. The upper level is air conditioned.
2. **Turn-Key Ready:** Recently repainted and ready for occupancy.
3. **A+ Location:** Excellent location in South Vancouver, near SE Marine Drive & Knight Street
4. **Minutes to Highway 99 & 91,** offering incredible convenience for your team and clients.
5. **Included three dedicated parking stalls / 1 grade loading door**
6. **Available: Immediately**

PROPERTY DETAILS

CIVIC ADDRESS

113 1083 E Kent Avenue North, Vancouver BC

LEGAL DESCRIPTION

Strata Lot 6, Block Y, District Lot 327, Strata Plan LMS1729 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

PID

019-095-350

AREA

Ground Floor: 1,209 sf.

Second Floor: 577 sf.

Total Area: 1,786 sf.

Area is based on the Strata plan. If required, tenant should carry out their own investigation.

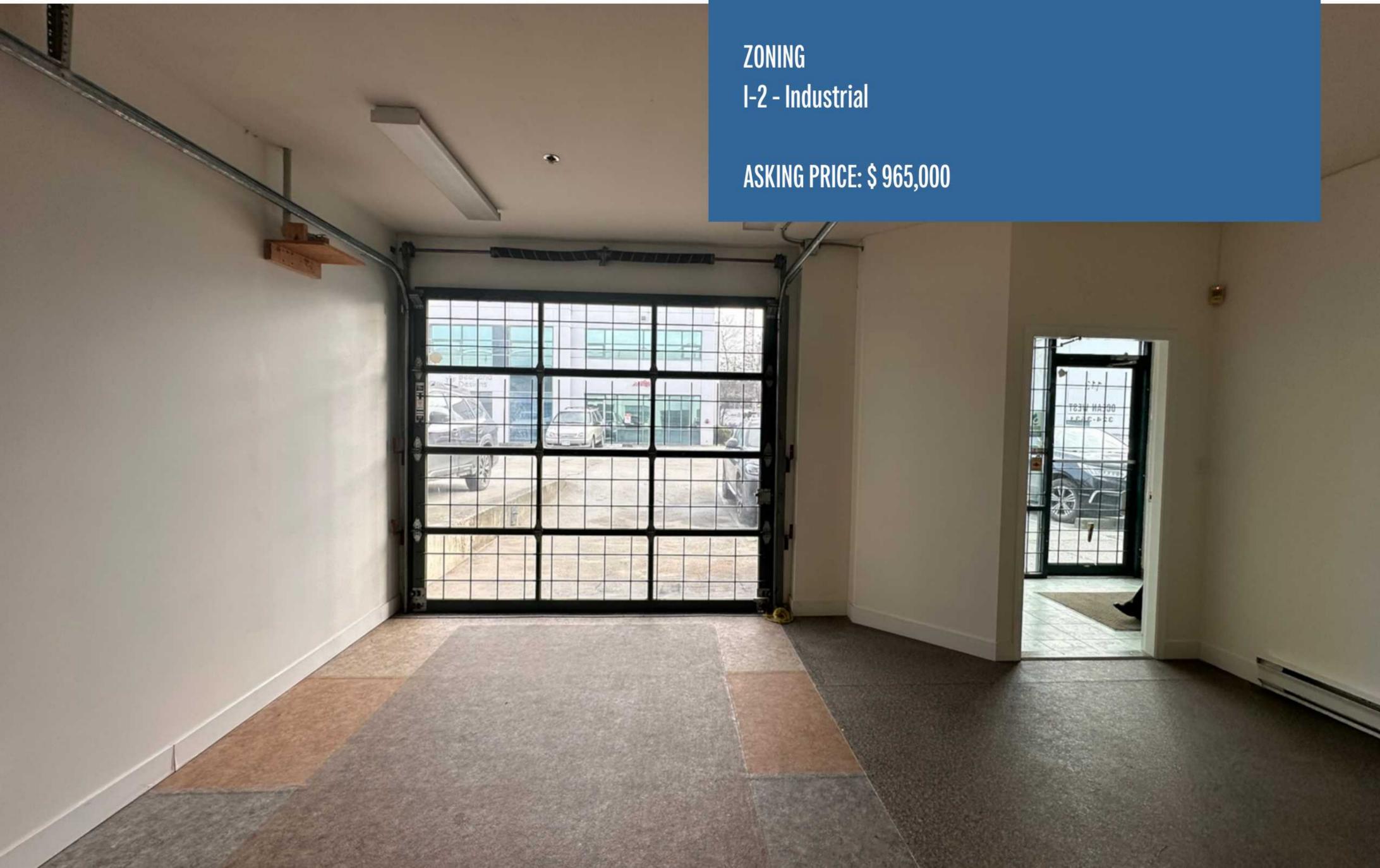
YEAR BUILT

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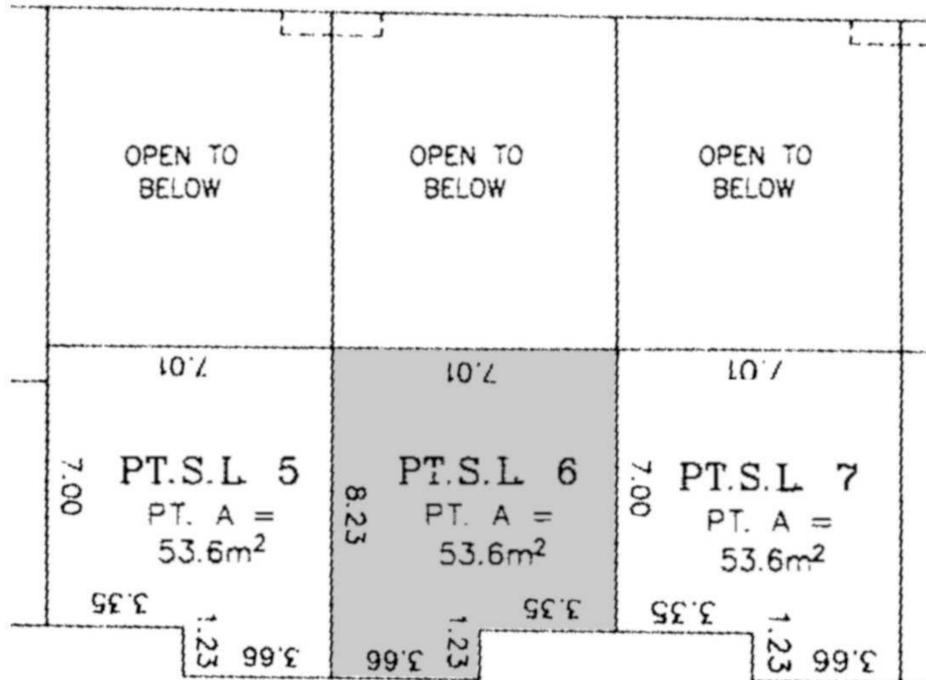
I-2 - Industrial

ASKING PRICE: \$ 965,000

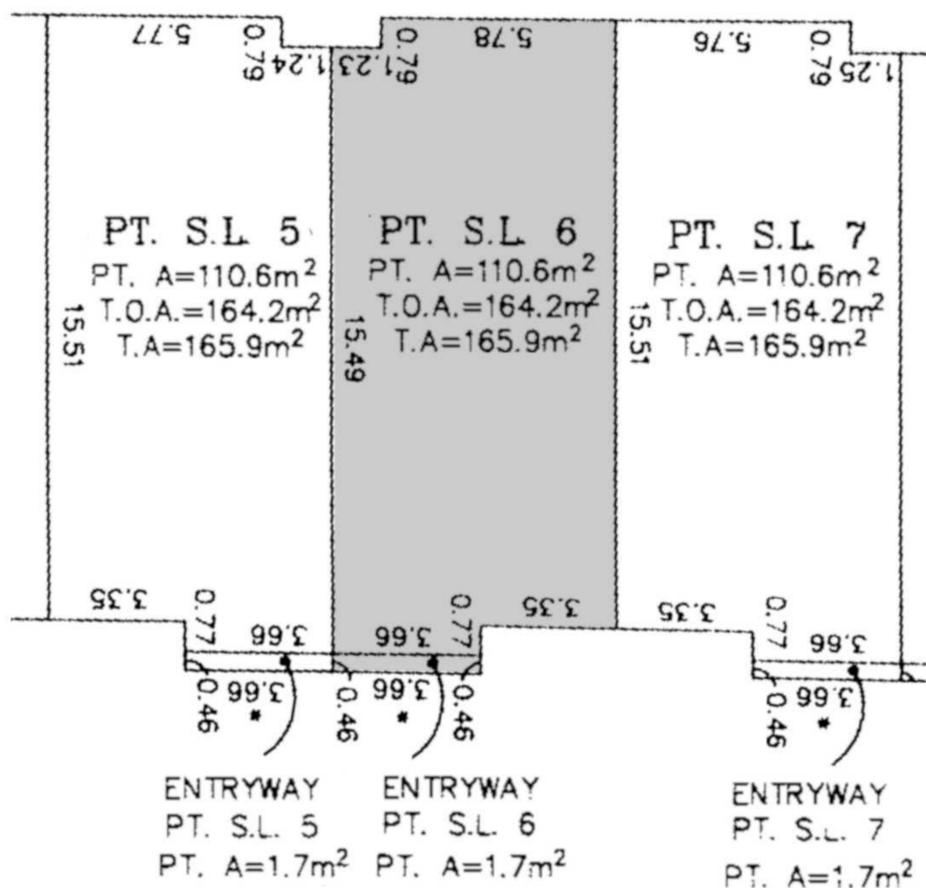


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SECOND FLOOR



GROUND FLOOR

STRATA LOT

The property includes two levels, which are currently improved for warehouse use on the main level and professional office use on the upper level. The property (SL 6) has an area of 1,786 sf. as per the Strata Plan (LMS1729).

Strata Area

Ground Floor: 1,209 sf.

Second Floor: 577 sf.

Total Area : 1,786 sf.

The property includes an additional mezzanine space of approx. 275 sq. ft. which was built without City permits or strata approval.

All measurements are approximate. Buyers and their agents must conduct their own due diligence regarding the status of the unpermitted improvements, all measurements, and the future use and viability of the space.

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