

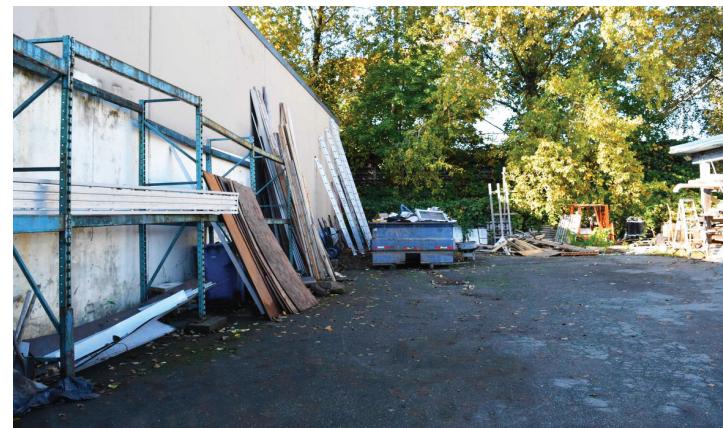
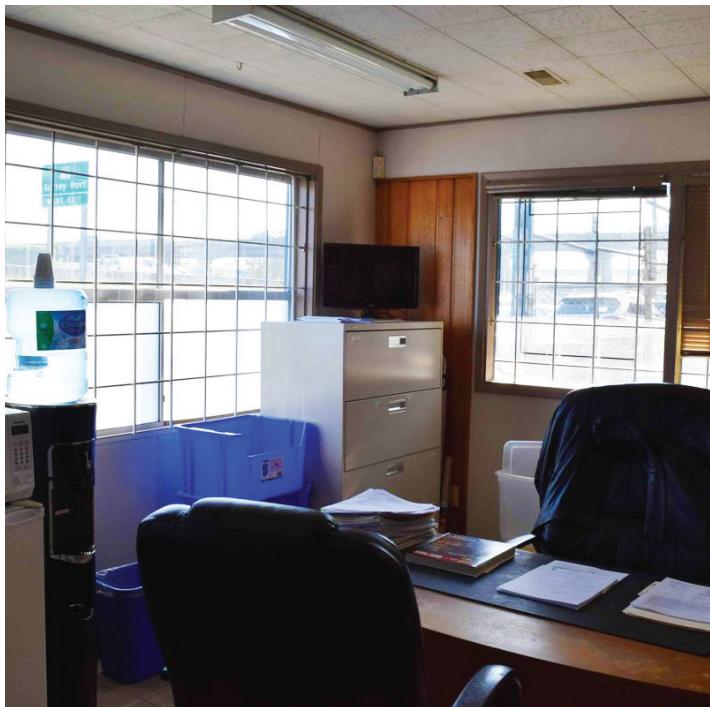
FOR SALE/LEASE

PRIME INDUSTRIAL PROPERTY WITH
EXCEPTIONAL CONNECTIVITY



OPPORTUNITY

This well-located, standalone I-L zoned industrial property fronts 116th Avenue, just minutes from the South Fraser Perimeter Road (SFPR), providing seamless connectivity to Hwy 99 and Hwy 91. Conveniently situated a few blocks north of the Scott Road Station on the Expo line, the property offers easy access to various areas throughout the Lower Mainland. This property is a unique opportunity for businesses seeking a strategic location with excellent transportation links and versatile facilities.



SUMMARY

BUILDING	3,470 SF
ZONING	I-L LIGHT IMPACT INDUSTRIAL ZONE
PID	012-370-011
PROPERTY TAX (2025)	\$17,972.91
ADDITIONAL RENT	\$7.00 PSF
BASIC RENT	\$15.00 PSF
SALE PRICE	\$2,750,000

PROPERTY HIGHLIGHTS

Functional warehouse area complemented by office space, perfect for business operations.

Fully fenced and secure yard, ensuring safety and privacy.

A convenient 2-bedroom suite above the office, ideal for on-site living.

Strategically situated minutes from major transportation arteries, including Trans-Canada Highway and Port Mann Bridge, providing convenient access across Greater Vancouver.

Constructed in 1967, the building is situated on an approximately 10,759 SF lot.

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