



**CUSHMAN &
WAKEFIELD**

FOR LEASE/SALE

**1528 RAND AVENUE
VANCOUVER, BC**



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OPPORTUNITY

This unit is ideally positioned and outfitted for business owners or owner-users seeking a traditional industrial flex strata space. It offers an efficient layout, high-quality existing improvements, and the opportunity to secure a prestigious Vancouver address. The unit includes a shell condition warehouse space accessed by a grade level loading door and simplistic office layout out on the second floor.

LOCATION

Located in the Rand Centre at 1522-1552 Rand Avenue in South Vancouver, just south of SW Marine Drive, this property offers a prime strategic location. It is only minutes from Vancouver International Airport, 10 minutes from the downtown core, and provides convenient access to surrounding municipalities via Highway 99 and Marine Way, making it an ideal choice for businesses.

UNIT FEATURES

- Front 12 X 10 grade level loading door
- 20' clear ceiling height
- Finished office space
- Two washrooms (ground and second floor)
- 2 designated parking stalls
- Three phase 100 AMP electrical service
- Skylight in warehouse for natural light

ZONING

I-2 Industrial

AVAILABLE AREA

Ground Floor Warehouse Space	1,112 SF
Second Floor Office Space	588 SF
Total Area:	1,700 SF

LEASE RATE

\$24.00 PSF per Annum

ADDITIONAL RENT (2024)

Estimated to be \$8.11 PSF

STRATA FEES

\$417.66 plus GST

SALE PRICE

\$1,250,000

AVAILABILITY

30-60 days, notice

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