



FOR SALE | INTRAURBAN KENT

# #109 - 901 EAST KENT AVENUE N.

VANCOUVER, BC

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BRAND-NEW 2,733 SF | INDUSTRIAL WAREHOUSE UNIT  
WITH MEZZANINE IN SOUTH VANCOUVER





# PROPERTY DETAILS

## UNIT BREAKDOWN

Main floor	1,904 SF
Mezzanine	829 SF
<b>Total</b>	<b>2,733 SF</b>

## ZONING

I-2 (General Industrial) allowing for a variety of storage warehouse, manufacturing, wholesale, recreational, retail, service and associated office uses.

## PID:

032-063-121

## YEAR BUILT:

2023

## SALE PRICE:

\$1,803,780 (\$660 PSF)

## STRATA FEES:

\$670.86 per month

## PROPERTY TAXES (2024):

\$16,524

## AVAILABILITY:

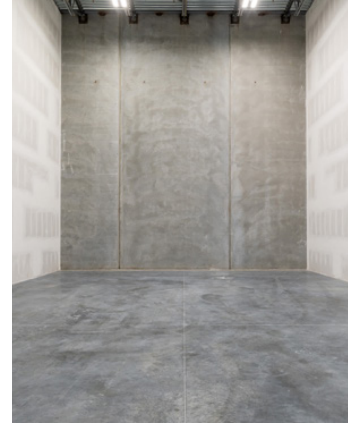
Immediate

## LOCATION

This property is ideally positioned near the Knight Street Bridge in Vancouver's southern industrial sector, with easy access to SE Marine Drive, Oak Street, and Knight Street. This makes it well-connected to important trucking routes, major roads, and YVR. South Vancouver is a sought-after location for industrial businesses, offering both a Vancouver address and convenient transportation links. The area also features a variety of retail and service options, such as Marine Gateway, the 26 SW Marine Drive Commercial Development, and the upcoming Marine Gateway 2.

# PROPERTY HIGHLIGHTS

**WAREHOUSE**  
1,904 SF



**MEZZANINE**  
829 SF



One (1) automated grade level loading door 12' (h) x 10' (w)



One (1) accessible washroom on the main floor



Heavy floor load capacity (350 lbs. psf)



Contemporary storefront and generous glazing



LED lighting



End of trip facilities on site including showers, washrooms, lockers and bicycle storage



26' clear ceiling heights in warehouse



Skylights in warehouse



Clear sealant applied to concrete on the ground floor



Two (2) designated parking stalls plus loading bay



Built-in concrete mezzanine with operable windows



HVAC unit provided to the mezzanine



ESFR sprinklers



200-amp, 208/120 volt, 3-phase electrical panel



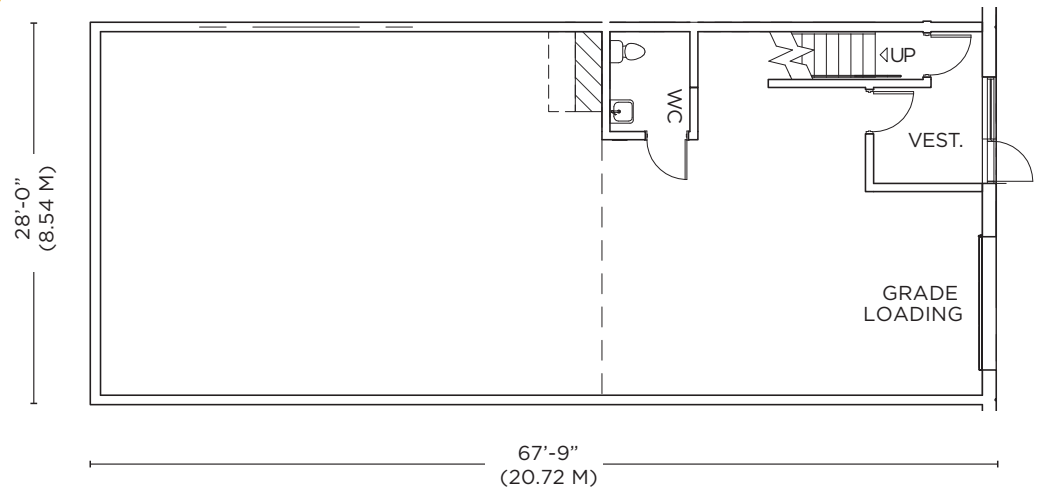
Rough-ins for kitchenette on the main floor

# FLOOR PLAN

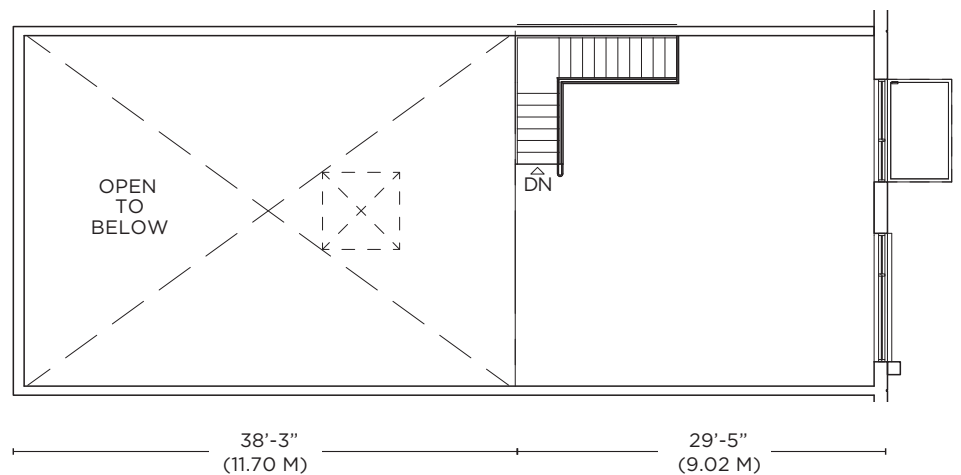
## UNIT SIZE

MAIN FLOOR	1,904 SF
MEZZANINE	829 SF
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TOTAL	2,733 SF

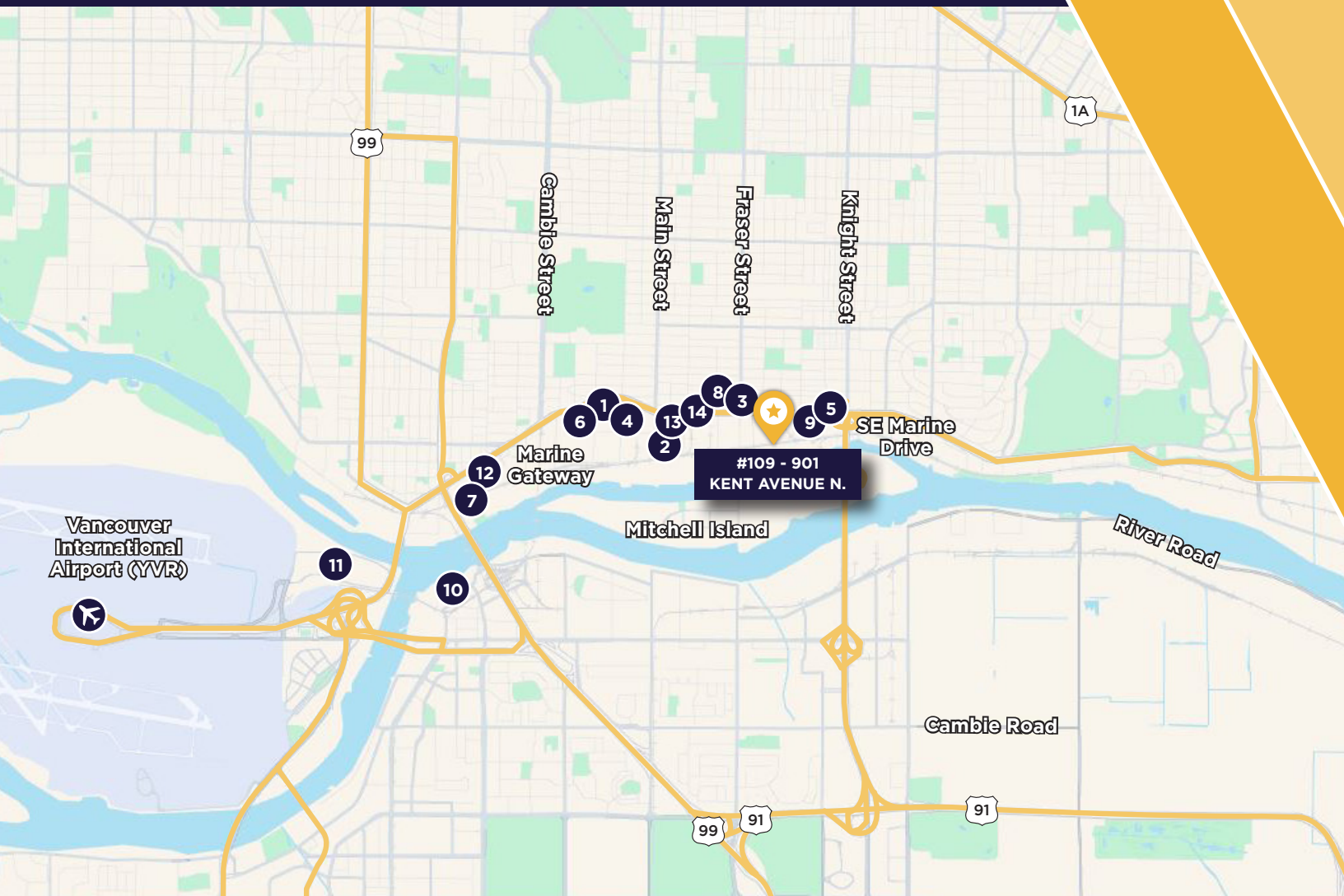
### MAIN FLOOR



### MEZZANINE



# LOCATION MAP



## AMENITIES

1. 26 SW Marine Drive
2. Real Canadian Superstore
3. Esso
4. Kal Tire
5. Lee Valley
6. Lordco Auto Parts
7. Marine Gateway
8. Mr. Lube + Tires
9. U-Haul Moving & Storage
10. River Rock Casino Resort
11. McArthurGlen Shopping Centre
12. BCAA
13. BC Hydro Charging Station
14. Dueck GM

## DRIVE TIMES

Highway 91	5 minutes
Highway 99	8 minutes
Vancouver International Airport (YVR)	10 minutes
Downtown Vancouver	20 minutes
Highway 1A	25 minutes
Burnaby	25 minutes
US Border	40 minutes



For more information,  
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