

FOR SALE

# 155-628 E Kent Avenue

VANCOUVER, BC

Unit 155



628

rivershore

 CUSHMAN & WAKEFIELD

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### Opportunity

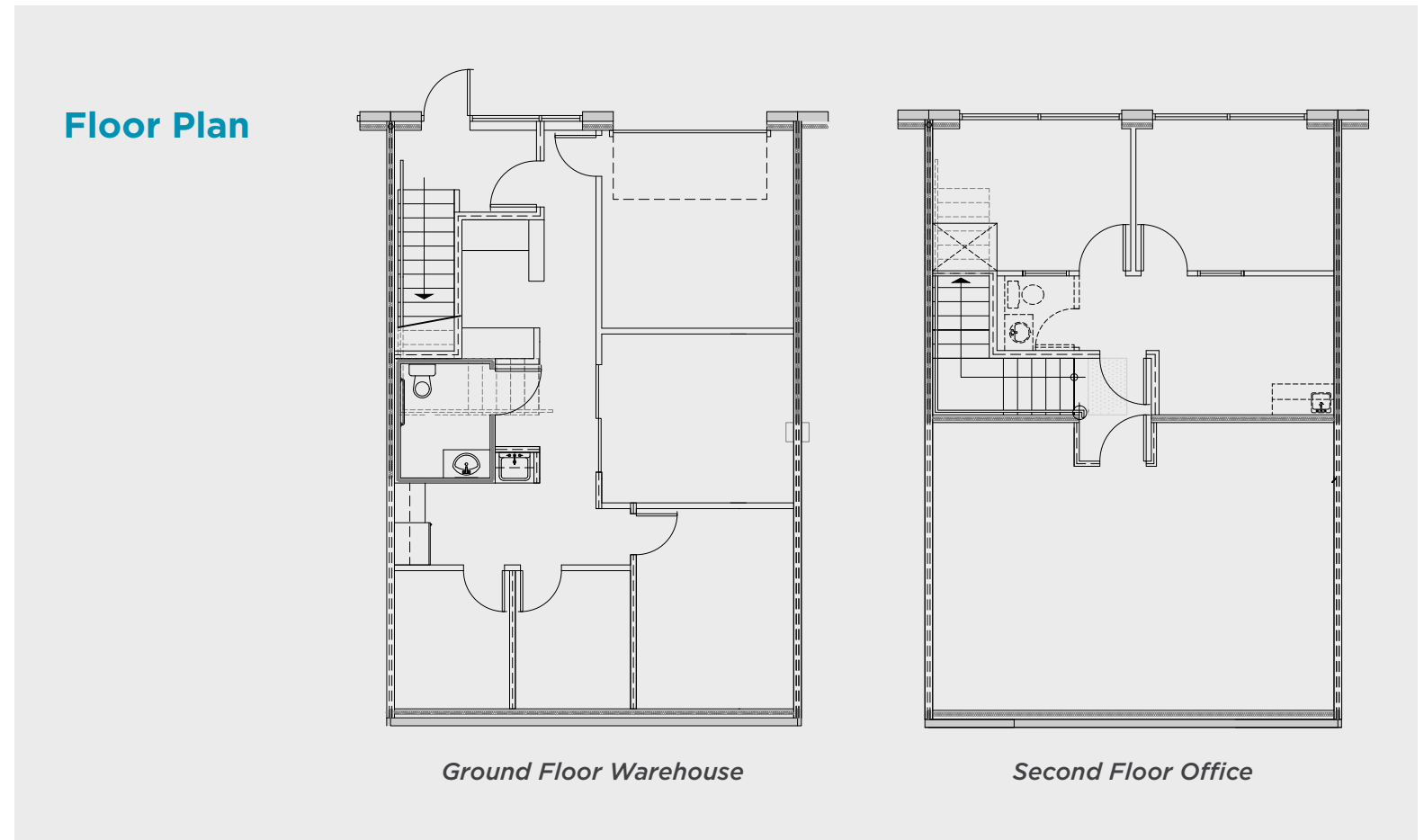
This unit is ideally positioned and outfitted for business owners or owner-users seeking a unique industrial flex strata space. It offers an a fully built-out configuration, high-quality existing improvements, and the opportunity to secure a prestigious Vancouver address. The unit includes a fully improved ground and second floor office/showroom space accessed by a grade level loading door. The space is ideal for showroom, lab, office, wholesale, light manufacturing and production uses.

### Location

Located in the 628 E Kent Ave 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.

### Zoning

**M-2 Industrial** The intent of this zoning is to permit industrial and other uses that are generally incompatible, potentially dangerous, or environmentally incompatible when situated in or near residential districts, but that are beneficial in that they provide industrial employment opportunities or serve a useful or necessary function in the city. [Click here to view the zoning information.](#)



### Unit Features

- Front 10' X 10' grade level loading door
- Lofty ceiling heights throughout
- Finished office space
- Two washrooms (ground and second floor)
- Two designated parking stalls
- Three phase 250 AMP electrical service
- Skylight in warehouse for natural light

### Area

Ground Floor Warehouse	<b>1,060 SF</b>
Second Floor Office Space	<b>1,060 SF</b>
<b>Total Area</b>	<b>2,120 SF</b>

### Sales Price

Please Contact Listing Agent

### Strata Fees

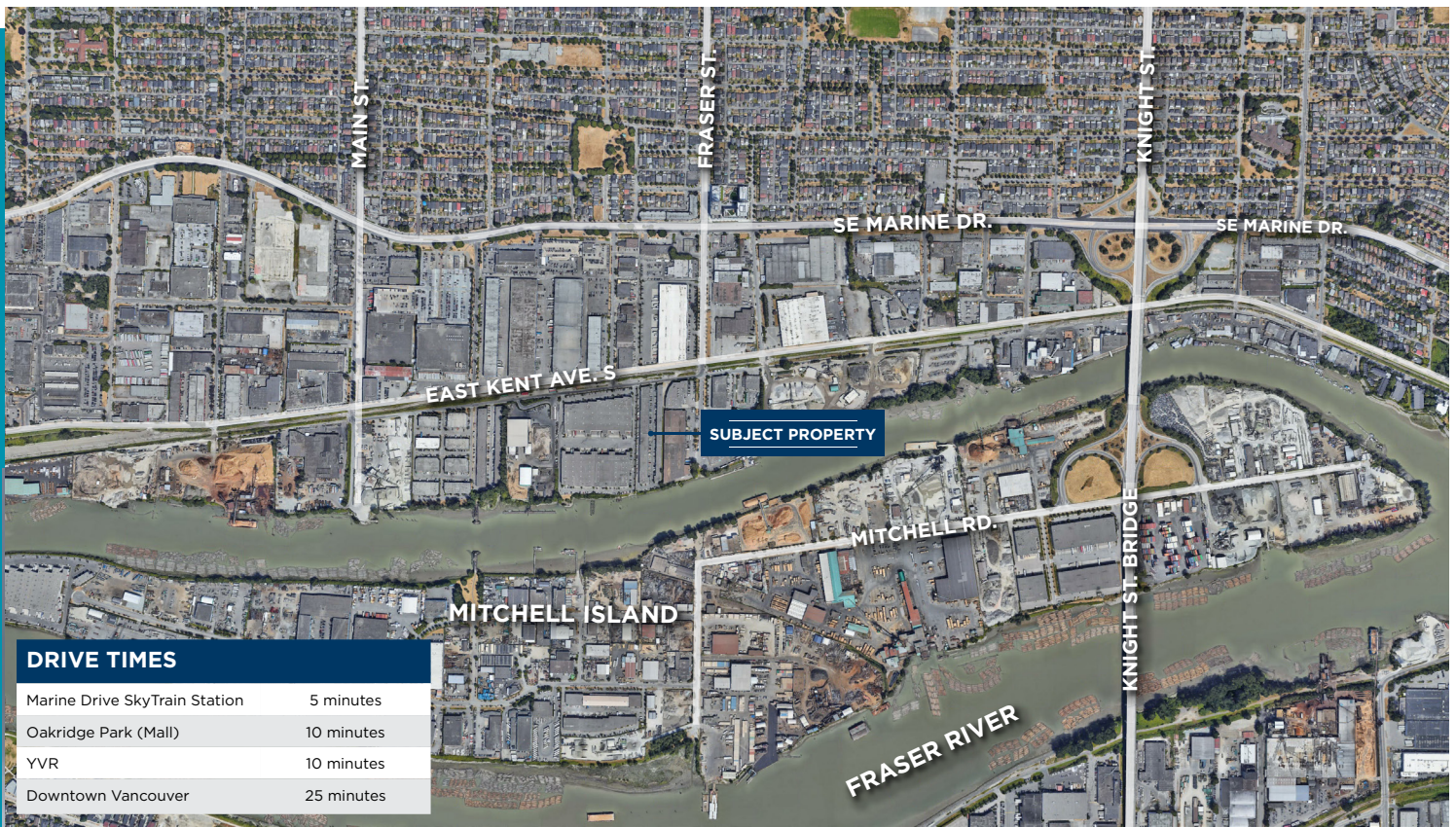
\$432.52 Per Month

### Property Taxes

\$10,066.40

### Availability

60-90 Days Notice



#### DRIVE TIMES

Marine Drive SkyTrain Station	5 minutes
Oakridge Park (Mall)	10 minutes
YVR	10 minutes
Downtown Vancouver	25 minutes

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## VANCOUVER, BC



### For more information, please contact:

**MATTHEW MACLEAN**  
 Personal Real Estate Corporation  
 Executive Vice President  
 +1 604 640 5855  
 matthew.maclean@cushwake.com

**BOB WATT**  
 Vice President  
 +1 604 640 5818  
 bob.watt@ca.cushwake.com

