

FOR SALE | INDUSTRIAL
#114 - 1083 KENT AVENUE
VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,786 SF Office/Warehouse Unit**
- ▶ **One of South Vancouver's Most Established Industrial Districts**
- ▶ **Below Assessment**

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Opportunity

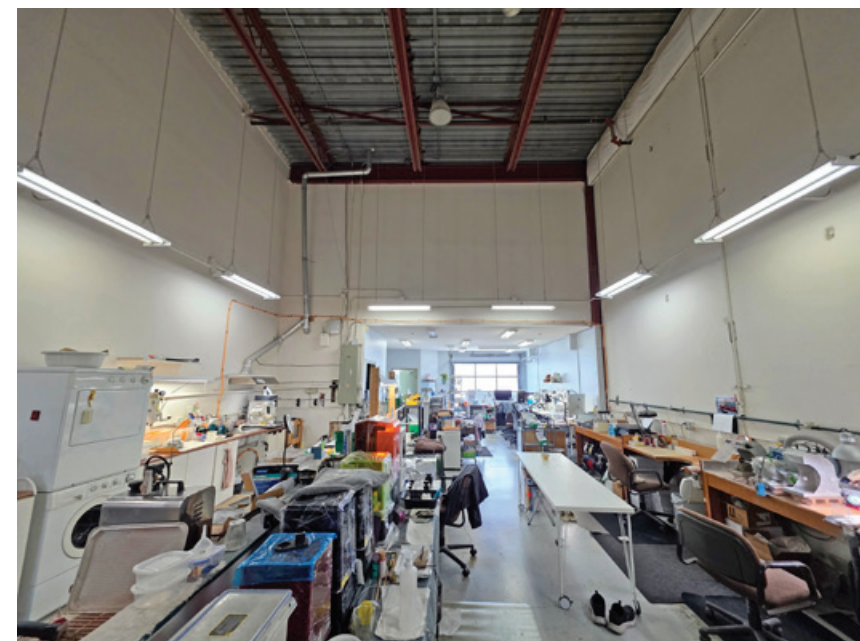
An excellent opportunity to acquire a quality industrial strata property in South Vancouver. Priced to sell, this property is offered well below the current BC Assessment, making it an exceptional opportunity for both owner-users and investors.

Location

The subject property is located at the corner of East Kent Avenue North and Ross Street in one of South Vancouver’s most established industrial districts. This location offers excellent access to SE Marine Drive, Knight Street, Highway 91 and Highway 99, providing seamless connectivity to Vancouver, Burnaby, Richmond, Delta, Surrey and the U.S. border.

Features

- ▶ Grade loading door (glass)
- ▶ 100A 3-phase power
- ▶ 20 ft. clear ceiling height
- ▶ One (1) handicap washroom
- ▶ Two (2) parking stalls
- ▶ Alarm
- ▶ Sprinklered
- ▶ Finished office on the second floor
- ▶ Opening windows



Legal Description

STRATA LOT 7 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

019-095-368

Zoning

I-2 (Industrial)

Available Area

Main floor warehouse	1,209 SF
Second floor office	577 SF
Total	1,786 SF

Strata Fees

\$277.95 per month

Property Taxes

\$11,786.38 (2026)

BC Assessment

\$976,000 (2026)

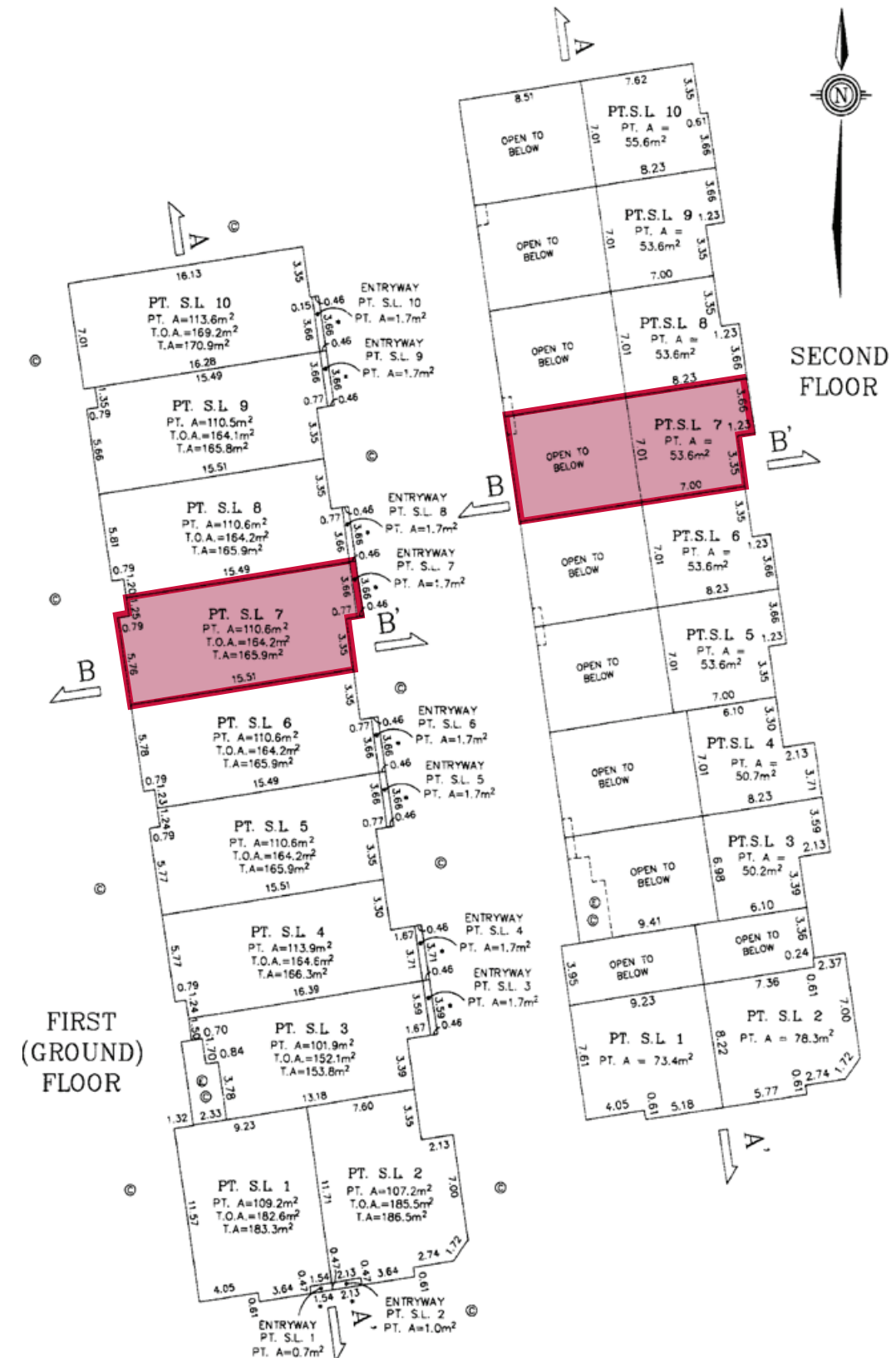
Asking Price

\$850,000

Availability

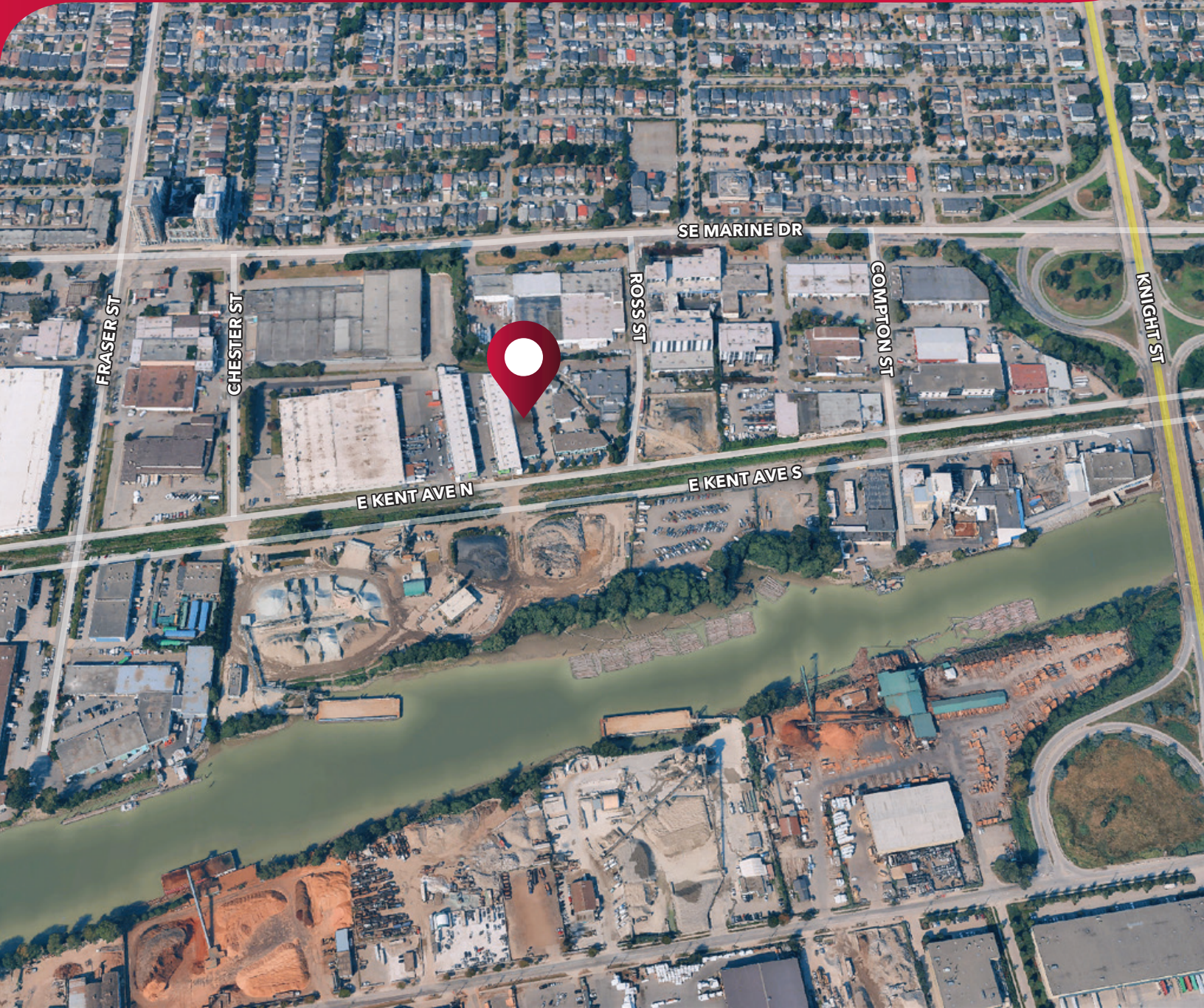
Available August 1, 2026 (vacant possession)

Strata Plan



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