

FOR SALE | INDUSTRIAL
UNIT 108 - 408 EAST KENT AVENUE SOUTH
VANCOUVER, BC



- **2,041 SF Warehouse/Office Space**
- **Grade Loading**

Location

The subject property is located in Foreshore Business Park in South Vancouver, between Main Street and Fraser Street, with close proximity to the Fraser River. The property offers excellent access to SE Marine Drive, Oak Street, and Knight Street, providing convenient connections to Downtown Vancouver, YVR Airport, and the rest of Metro Vancouver via Highway 99 and Highway 91.

This prime position within the South Vancouver industrial hub makes it ideal for businesses requiring efficient access to major transportation routes, while also offering convenience for owner-operators and employees commuting to the location.

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Features

- ▶ 1 grade loading door
- ▶ 19' clear ceiling height
- ▶ 3-phase electrical service
- ▶ Clear span warehouse with natural light
- ▶ Nicely improved office areas on Main & Second Floors
- ▶ Separate entrances to Main Floor & Second Floor office
- ▶ 2 two-piece washrooms (1 on each floor)
- ▶ 3 designated parking stalls

Zoning

M-2 (Industrial) - ([click to view bylaw](#))

Legal Description

STRATA LOT 8 DISTRICT LOT 313 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1764 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V; PID: 026-617-692

Available Space

Warehouse	1,361 SF
Office (Mezzanine)	680 SF
Total	2,041 SF

Strata Fees

\$357.76 per month

Property Taxes

\$13,639.40 (2025)

Asking Price

\$1,300,000 (Approx. \$637/SF)

BC Assessment

\$1,235,000 (2025)

Availability

Contact Broker



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