

FOR SALE | INDUSTRIAL
1153 GRANT STREET
VANCOUVER, BC

PRICE REDUCED



- ▶ **1,472 SF Office/Warehouse Space with Grade Loading**
- ▶ **Clark Drive Area**

Location

The subject property is situated on Grant Street just one block west of Clark Drive. This area is home to many service-oriented businesses, wholesaling, showroom, and light manufacturing operations. This location offers excellent access to Downtown Vancouver and other major arterial routes.

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Zoning

I-2 (Light Industrial) – Allows for most light manufacturing, showroom, wholesaling, distribution, and some sales and service businesses.

Features

- ▶ Modern, open fully finished office space
- ▶ Parking on-site
- ▶ Glazing and natural light in office
- ▶ Private entrance
- ▶ Grade level loading
- ▶ 18' ceiling heights (approximate)

Availability

Immediate Possession

Asking Price

\$1,199,000

Available Areas

Second floor office	440 SF
Main floor office/warehouse	1,032 SF
Total	1,472 SF

**All measurements are approximate and must be verified by the tenant.*

PID

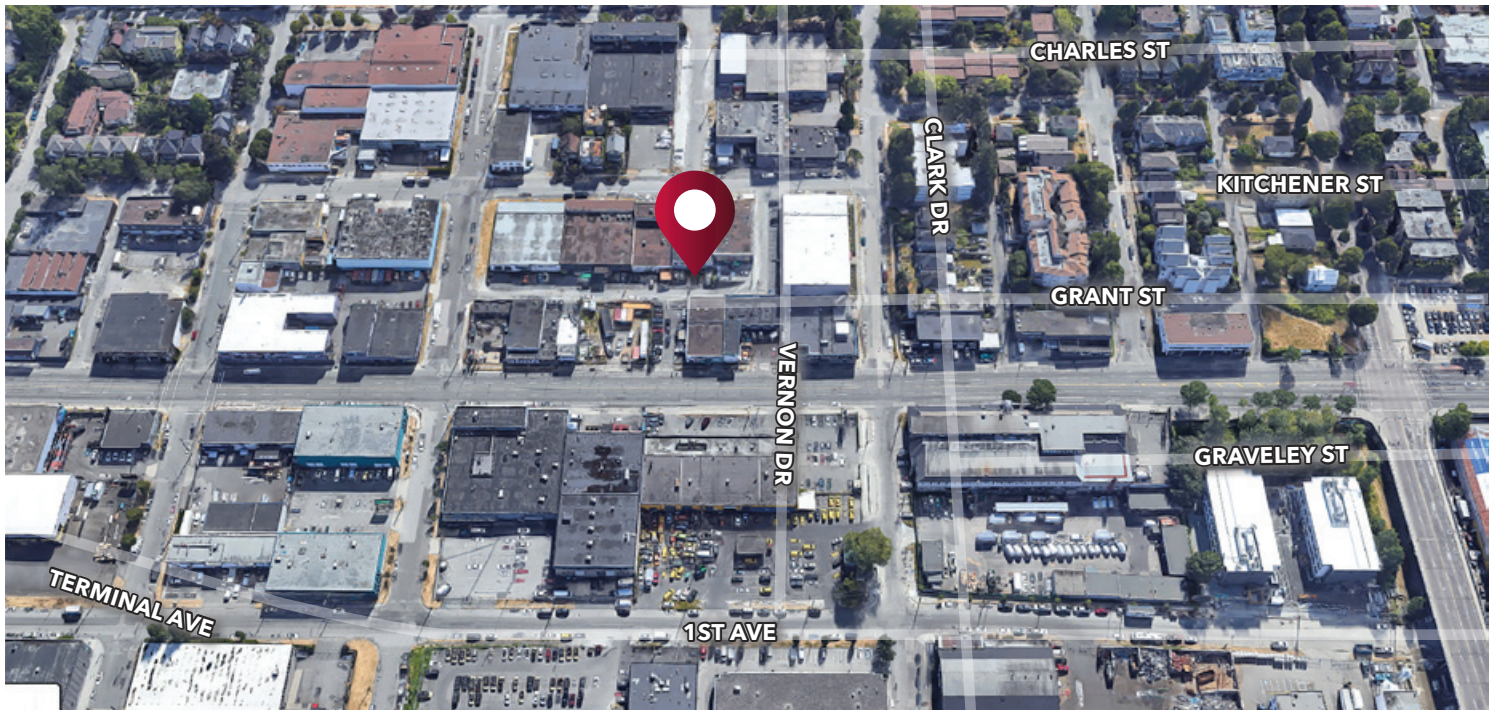
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Property Taxes

\$9,495.87 (2022)

Strata Fees

\$477.15 per month (2022)



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