

**116 - 1083 E KENT AVENUE N, VANCOUVER**  
**\$583 PSF INDUSTRIAL STRATA UNIT**

**FOR  
LEASE**

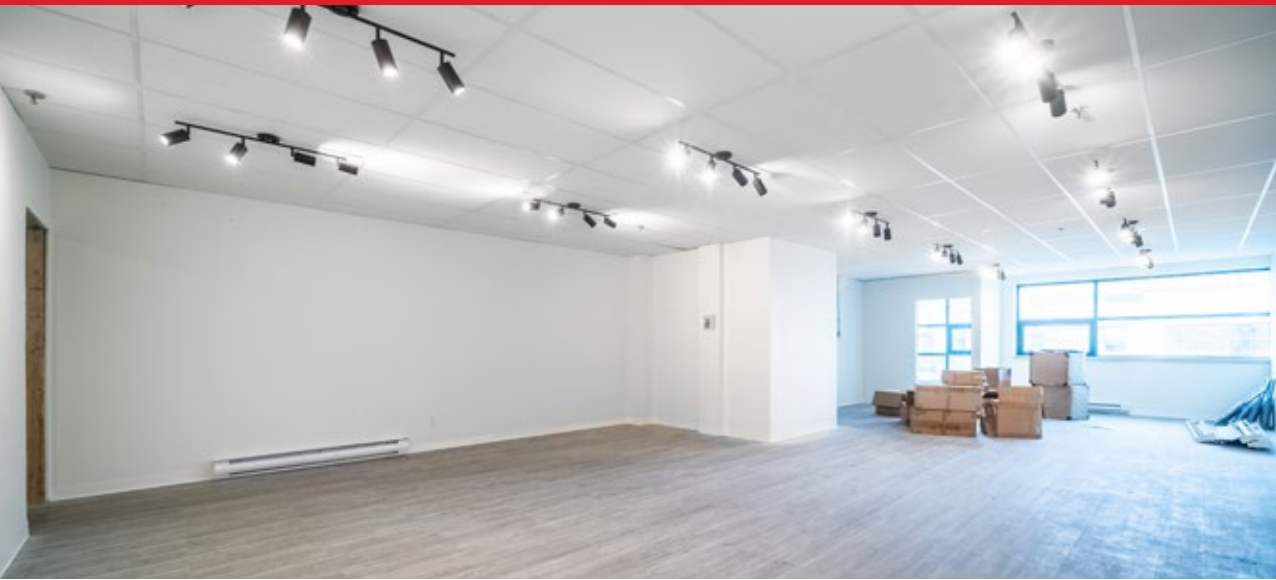


**WILLIAM | WRIGHT**

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## THE OPPORTUNITY

William Wright Commercial is pleased to offer a 2,397 sq.ft. fully improved warehouse/office unit in South Vancouver. The ground floor features 1,199 sq.ft. of warehouse space, improved as a food production space, with 9-foot clear ceiling height, one washroom, and a grade-level loading door. The second floor consists of 1,198 sq.ft. of office space with 8-foot clear ceiling height and large windows that provide abundant natural light. The unit is currently built out as a central production kitchen.



## PROPERTY HIGHLIGHTS



**Built out as a central production kitchen**



**One (1) grade loading door**



**Secure and well-maintained industrial complex**



**Excellent access to major transportation routes such as Marine Drive and Knight Street**

# SALIENT FACTS

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## SIZE BREAKDOWN

Main Floor: ± 1,199 SF

Second Floor: ± 1,198 SF

Total: ± 2,397 SF

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## PARKING

2 Stalls

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## ZONING

I2

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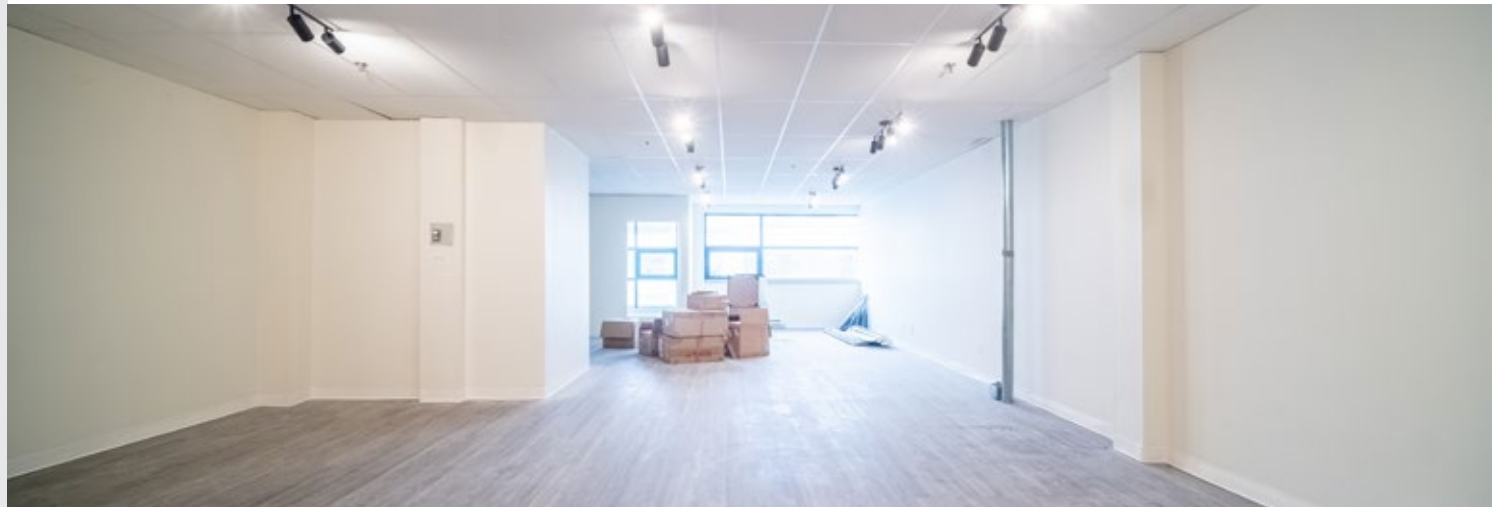
## BASIC RENT

\$21/FT

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## ADDITIONAL RENT

\$6.40/FT



# AMENITIES IN THE AREA

## Restaurants + Cafes

- + Bendick's Ice Cream
- + Factory Ice Cream Outlet
- + Dosa Corner
- + Dublin Crossing - Vancouver
- + Hi Five Chicken
- + JAPADOG (South Vancouver)
- + McDonald's
- + Neptune Palace Seafood Restaurant (Vancouver)
- + Panago Pizza
- + Pho Zen Vietnamese Cuisine
- + Starbucks
- + Subway
- + Triple O's
- + Wendy's
- + Win Win Chick-N

## Services

- + BMO Bank of Montreal
- + Chevron
- + Esso
- + Esso Car Wash
- + Fitness World

- + Mr. Lube + Tires
- + Petro-Canada
- + Scotiabank
- + Superstore Gas Bar

## Retail

- + 7-Eleven
- + Best Buy
- + Canadian Tire
- + Granville Toyota
- + Kal Tire
- + Loblaw Pharmacy
- + Lordco Auto Parts
- + Marine Chrysler Dodge Jeep Ram
- + Marine Gateway
- + Marshalls
- + Real Canadian Superstore
- + Shoppers Drug Mart
- + Sleep Country Canada
- + T&T Supermarket
- + Winners

## Parks & Schools

- + George Park
- + Winona Park
- + Pierre Elliott Trudeau Elementary School



## LOCATION & TRANSIT

Located in South Vancouver, the subject property offers excellent connectivity to Marine Drive, Knight Street Bridge, and major transportation routes. Its proximity to Vancouver International Airport, downtown Vancouver, and key commercial hubs makes it an ideal location for industrial and office operations, providing businesses with convenient access to transportation and distribution networks.

## CONTACT LISTING AGENTS

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