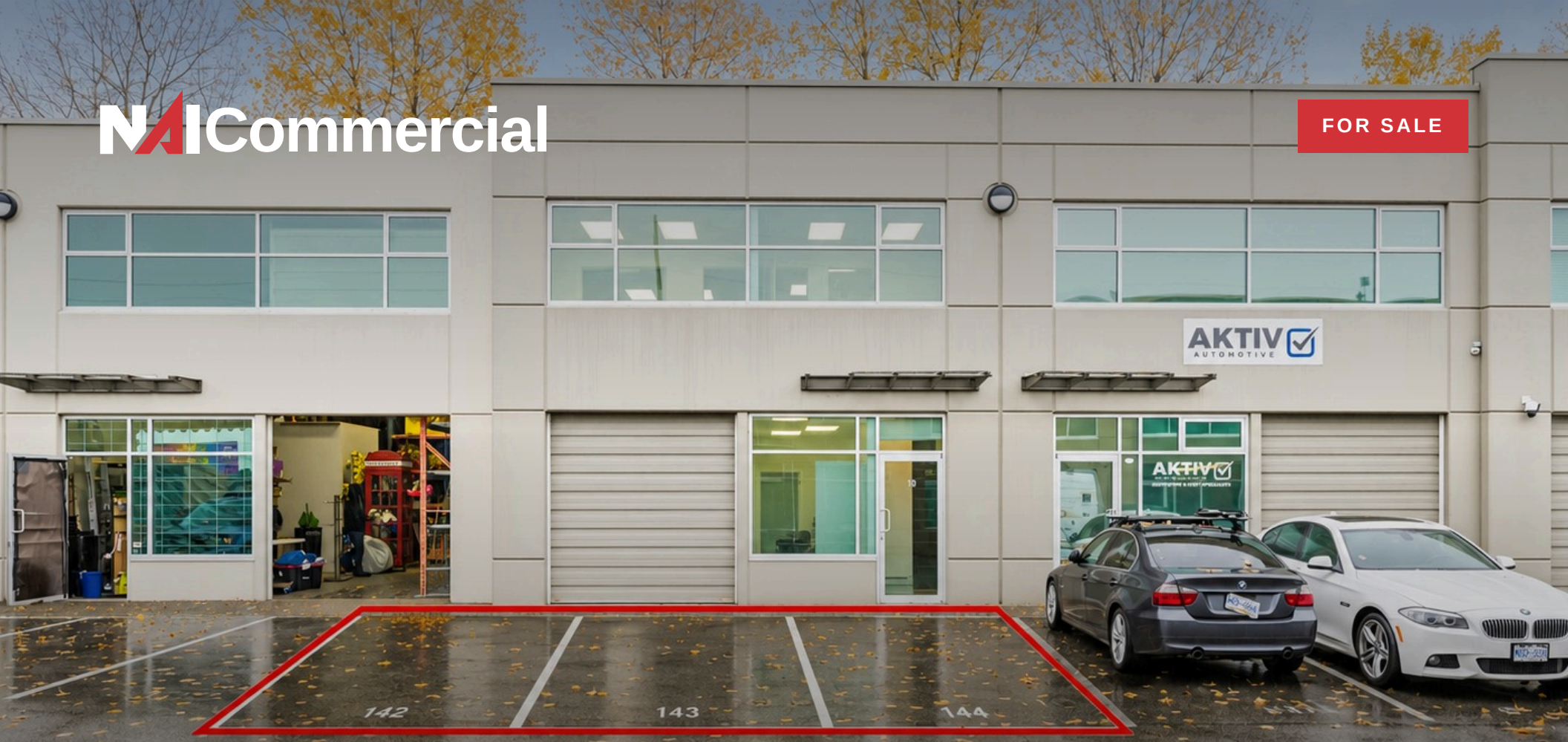
NAI Commercial

FOR SALE



FORESHORE BUSINESS PARK | SOUTH VANCOUVER

#110, 418 East Kent Avenue South

2,014 SF warehouse and office strata unit, vacant and ready for an owner user

2,014 SF	19 ft	Grade	3 phase	3 stalls
1,200 warehouse, 814 office	Clear height	Front loading door	125 amp panel	Designated parking

Own your warehouse and office in Vancouver.

Unit 110 is a 2,014 SF industrial strata unit in Foreshore Business Park, off Marine Drive on the Fraser River. The ground floor is about 1,200 SF of warehouse with a grade door and 19 ft clear. Upstairs is 814 SF of finished office: an open area, two private offices with windows, a kitchenette and a washroom.

It's vacant, so a buyer can move in on completion, and three designated stalls sit directly in front of the door.

The split works for contractors, trades, service companies and anyone who keeps stock and runs an office from the same address. Small industrial units like this rarely come up for sale in Vancouver proper, and the Kent corridor has a steady mix of exactly these businesses.

ASKING PRICE

Contact listing agents

Strata fees $3,822 per year. 2026 property taxes $17,376.







Ground floor warehouse with grade door, second floor office, and one of the two private offices.

WHY OWNER USERS LOOK AT THIS ONE

- Finished office upstairs, so the warehouse stays warehouse
- Grade door, 19 ft clear and three phase power for a small operation
- Three parking stalls at the door, plus visitor parking in the complex
- Ten minutes to Highway 99 and the Knight Street Bridge, fifteen to YVR

Areas per the listing data input form, to be verified by the purchaser. Use subject to zoning and strata approval.

Property details.

Address	#110, 418 East Kent Avenue South, Vancouver, BC V5X 2X7
Complex	Foreshore Business Park, two storey tilt up concrete strata complex
Unit area	**2,014 SF**: about 1,200 SF ground floor warehouse and 814 SF second floor office
Unit dimensions	About 24 ft wide by 50 ft deep
Clear height	19 ft in the warehouse
Loading	One grade level overhead door at the front
Power	Three phase, 208Y/120V, 125 amp panel. Service amperage to be verified.
Heating	Electric baseboard in the office; rooftop unit; separate hot water heater
Washrooms	Two: one on each floor
Parking	Three designated stalls (142, 143, 144) in front of the unit
Zoning	M-2 Industrial, City of Vancouver
Strata fees	$3,821.88 per year (about $318 per month)
Property taxes	$17,375.90 (2026)
Occupancy	Vacant







LAYOUT

Ground floor	Warehouse with grade door, storefront entry and waiting area, storage room, washroom, electrical panel
Second floor	Open office, two private offices with windows, kitchenette, washroom, interior windows over the warehouse

Source: Commercial Data Input Form (January 2024 revision) and site inspection. Measurements approximate; purchaser to verify.

Location.

Foreshore Business Park sits on the river side of Marine Drive in South Vancouver, between Main Street and Fraser Street. The East Kent corridor is an established strata industrial area with a mix of contractors, suppliers, service businesses and small manufacturers.

Marine Drive	Two minutes
Knight Street Bridge	Five minutes
Oak Street Bridge and Highway 99	Ten minutes
Vancouver International Airport	Fifteen minutes
Downtown Vancouver	Twenty minutes
Transit	Marine Drive Canada Line station and Marine Drive bus routes



CONTACT



Samuel Brahem

Industrial Sales and Leasing

236 971 1180
604 691 6620 ext. 149
sbrahem@naicommercial.ca



Rob DesBrisay

Managing Partner, BC

604 377 0804 | **rdesbrisay@naicommercial.ca**

Showings by appointment. Call or text Samuel at 236 971 1180.

MAP