



Prime Industrial Investment Property

FOR SALE OR LEASE



310 VICTORIA DRIVE
VANCOUVER, BC
www.karimwinsor.com

KARIM WINSOR
Personal Real Estate Corporation
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LOCATION

The subject property is ideally situated on the north side of East Hastings between Victoria and Semlim Drive. This property has direct access to the downtown core, Highway 1 and the Port of Vancouver. There are over 10 parking stalls on site with a secure gate. The property is across the street from the new Conwest Ironworks Development.

FEATURES

- Central location
- 10 to 12 parking stalls
- Grade level loading
- Two warehouses
- Large storage area
- 14 offices
- Electric vehicle hook-up
- 2,048 sf office
- 3,226 sf warehouse
- Ceiling heights 10-13 ft

LOT DIMENSIONS

66 FT X 99 FT

ZONING

I-2

LOT SIZE

6,534 SF

PARCEL IDENTIFIER (PID)

024-612-251

PROPERTY TAXES (2017)

\$23,132.45

FSR

3.0

LEASE INFORMATION

AREA	ASKING BASIC RENT	ADDITIONAL RENT	AVAILABLE	ZONING
5,274 sf	\$ 22.75 per sf	\$ 5.50 per sf	JAN 1, 2020	I-2



ASKING
PRICE

\$4,500,000

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