TRG COMMERCIAL

Prime Industrial Investment Property

FOR SALE OR LEASE

310 VICTORIA DRIVE
VANCOUVER, BC

www.karimwinsor.com

KARIM WINSOR
Personal Real Estate Corporation

TEL   604 319 6439
EMAIL   karim@karimwinsor.com

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

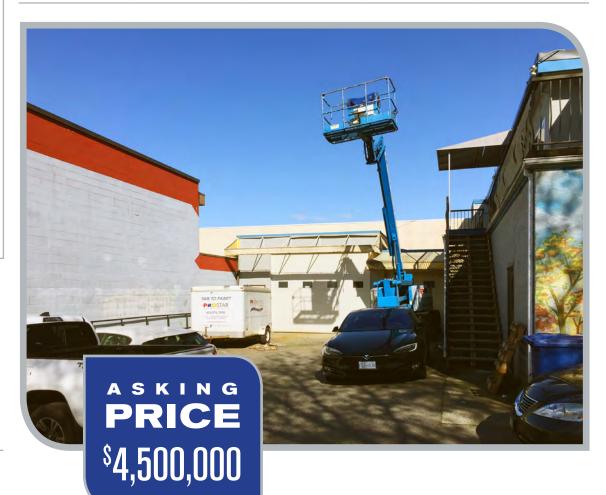**PARCEL IDENTIFIER** (PID)
024-612-251

ZONING
I-2

PROPERTY TAXES (2017)
$23,132.45
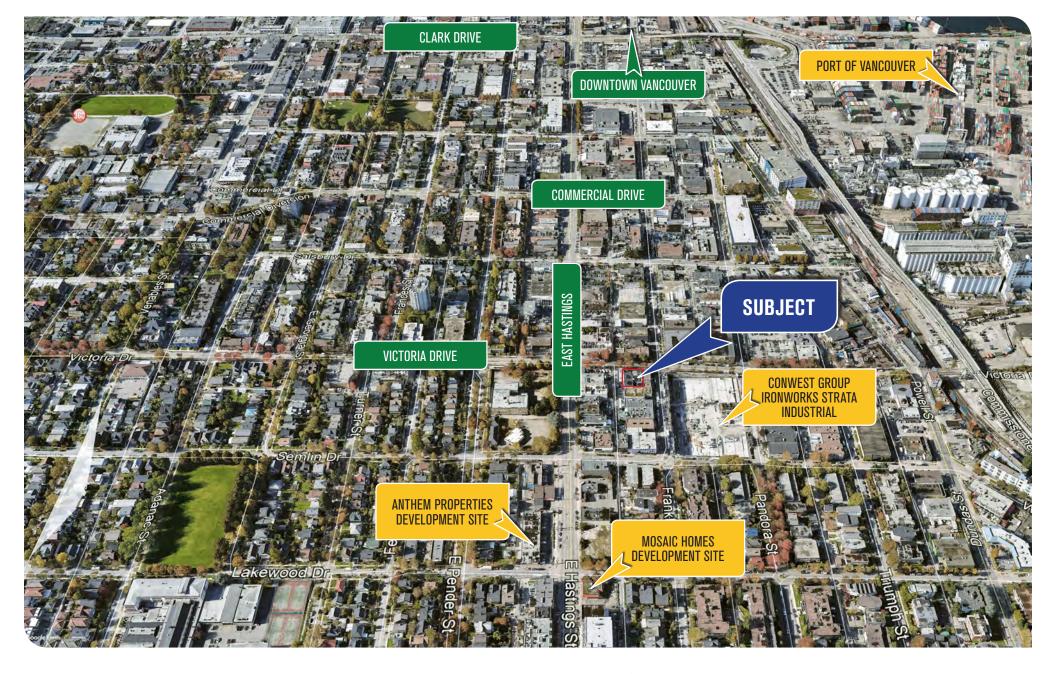
LOT SIZE
6,534 SF

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

A S K I N G
PRICE
$4,500,000

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TRG COMMERCIAL

CLARK DRIVE

PORT OF VANCOUVER

DOWNTOWN VANCOUVER

COMMERCIAL DRIVE

SUBJECT

EAST HASTINGS

VICTORIA DRIVE

CONWEST GROUP
IRONWORKS STRATA
INDUSTRIAL

ANTHEM PROPERTIES
DEVELOPMENT SITE

MOSAIC HOMES
DEVELOPMENT SITE

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