

# Prime Industrial Investment Property



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

**LOT DIMENSIONS** 

1-2

- Large storage area
- 14 offices
- Electric vehicle hook-up
- 2,048 sf office
- 3,226 sf warehouse
- Ceiling heights 10-13 ft

## PARCEL IDENTIFIER (PID)

66 FT X 99 FT 024-612-251

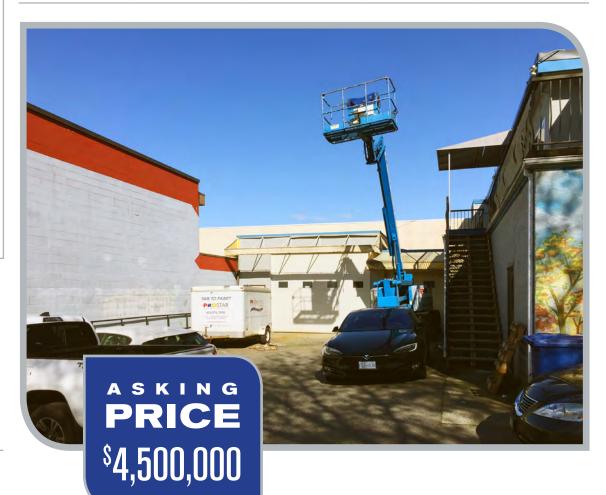
**ZONING** PROPERTY TAXES (2017)

**\$**23,132.45

**LOT SIZE FSR** 6,534 SF 3.0

#### LEASE INFORMATION

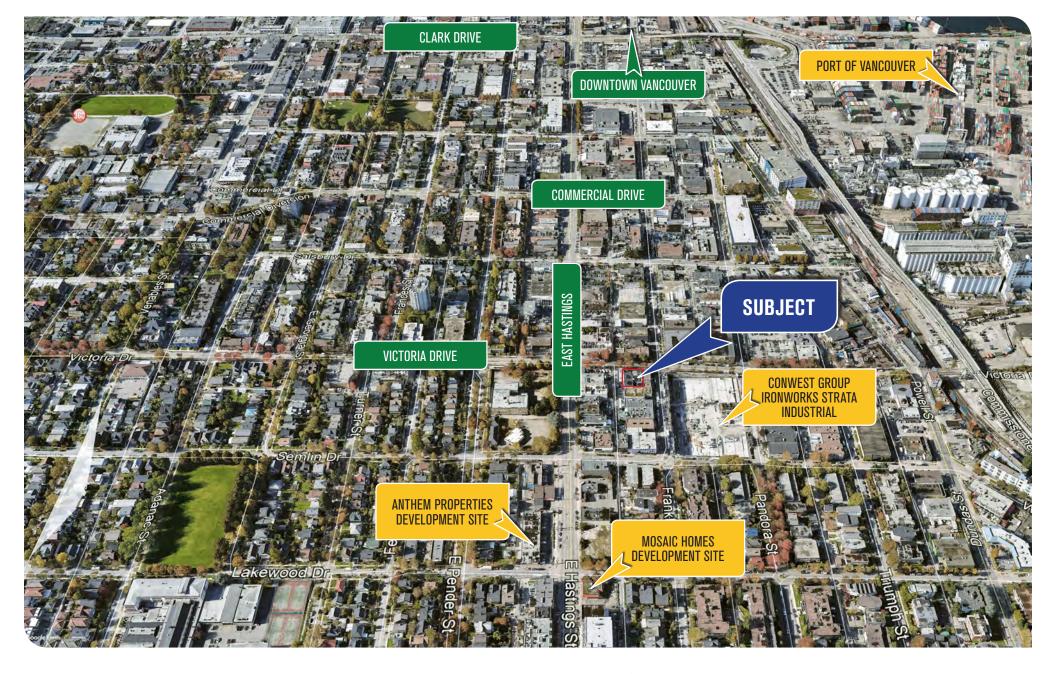
AREA	ASKING BASIC RENT	ADDITIONAL RENT	AVAILABLE	ZONING
5,274 sf	<sup>\$</sup> 22.75 per sf	\$ 5.50 per sf	JAN 1, 2020	l-2



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