

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 vwith 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

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

PAR	CEL	IDEN	TIFIER	(PID)
004	040 0	154		

66 FT X 99 FT U24-612-251

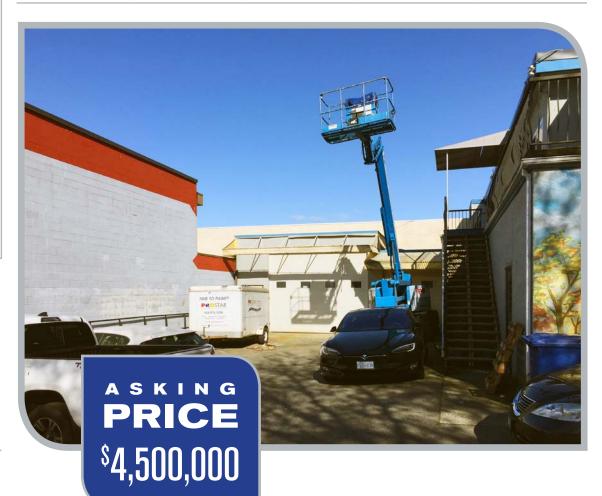
ZONING **PROPERTY TAXES** (2017) 1-2

\$23,132.45

LOT SIZE FSR 6,534 SF 3.0

LEASE INFORMATION

AREA	ASKING BASIC RENT	ADDITIONAL RENT	AVAILABLE	ZONING
5,274 sf	\$ 10,000/month	\$5.50 per sf	JAN 1, 2020	I-2



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