



**FOR SALE**  
**PRIME INVESTMENT**  
**FORESHORE BUSINESS PARK**  
**#114 - 408 EAST KENT AVENUE SOUTH, VANCOUVER, B.C.**



**LOCATION:** *Foreshore Business Park* is primely located in South Vancouver. The property is located between Main Street and Fraser Street with direct frontage on the Fraser River. The property is ideally situated to provide fast and efficient access to all key business locations in Greater Vancouver.

<b>TRAVEL DISTANCES:</b>	Downtown Vancouver	15 minutes
	Vancouver International Airport	5 minutes
	U.S. Border	30 minutes

<b>UNIT AREA:</b>	Second Floor Office	680 sq.ft.
	Main Floor Showroom/Office	680 sq. ft.
	Main Floor Warehouse	<u>680 sq.ft.</u>
	<b>TOTAL</b>	<b>2,040 sq.ft.</b>

**UNIT FEATURES:**

<u>SECOND FLOOR OFFICE</u>	<u>MAIN FLOOR SHOWROOM/OFFICE</u>	<u>MAIN FLOOR WAREHOUSE</u>
* Two (2) private offices, general work and reception area	* Open area showroom	* 19' ceiling heights
* Carpet, t-bar ceiling, fluorescent lighting	* One (1) private office	* Rear grade level loading
* Opening windows & skylight for natural light	* Coffee bar and sink	* Three (3) phase power (100 amp)
* Air conditioning	* Blinds in windows	* Skylight in warehouse plus two (2) windows for natural light
	* One (1) washroom	

**ZONING:** I-2 light industrial providing for a broad range of distribution, service and light industrial uses.

**STRATA FEE:** \$177.43 per month

**PROPERTY TAXES - 2008:** \$5,410.83

**INCOME:** \$22,440.00 per annum (or) \$11.00 per sq. ft. – Triple Net – Lease expires August 31, 2012

**SALE PRICE:** \$479,000.00

**For Further Information, Please Contact:**  
**\*PETER HALL / \*CHRIS DAVIES - RE/MAX CENTRAL**  
 \*Personal Real Estate Corporation  
**Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307 \* E-Mail: remax@axion.net**

