



**FOR SALE
WAREHOUSE / OFFICE**

1350 EAST GEORGIA ST. - VANCOUVER, BC



LOCATION: The subject premise is located one half block to the east of Clark Drive, which is one of the major north / south arteries for vehicular traffic and only two blocks north of Venables/Prior Street's which is the major east/west traffic artery that connects the subject area with Downtown Vancouver by way of the Georgia Viaduct.

BUILDING

AREA: MAIN FLOOR: 4,970 sq. ft.
MEZZANINE: 606 sq. ft.
TOTAL 5,576 sq. ft.

LOT AREA: 5,847 sq. ft. (47.16' frontage -by- 124' depth)

ZONING: I-2 allowing for a multitude of light manufacturing uses.

FEATURES:

- *14 - 18' ceiling heights
- *Rear- grade loading
- *3 phase - 400 AMP electrical service
- *12' by 12' loading door
- *Large freezer and cooler included
- *New roof
- *Two washrooms (including shower)
- *Paved parking area (for 5 vehicles)

PROPERTY

TAX (2009): \$13,056.45

SALES PRICE: \$1,288,000.00

**For Further Information, Please Contact:
DAVE HALL (RE/MAX Central)**

Telephone: (604) 718 - 7309

Facsimile: (604) 718 - 7307