

Parcel 4

3605 Grandview Hwy.

Exclusive opportunity to acquire a freestanding industrial and office property with 165 feet of prime exposure to Grandview Highway. Available with vacant possession, the building features a double-height atrium, one dock-level loading door, private offices, meeting rooms, and stunning views of the North Shore Mountains.

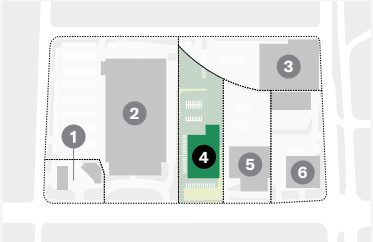
Address	3605 Grandview Hwy Vancouver, BC V2M 2G7
PID	003-387-101
Legal Description	LOT 2 BLOCKS B AND C SOUTH 1/2 OF SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS PLAN 9384
Gross Land Area	2.06 acres
Gross Leasable Area	42,377 sf
Tenant	Vacant
Zoning	I-2 (Industrial) ↗ CD-1 (452) (Comprehensive Development) ↗
Property Taxes (2025)	\$308,626
Policy Plan	Still Creek Employment ↗
Asking Price	\$22,000,000

*Lease details can be found in the data room upon signing a Confidentiality Agreement

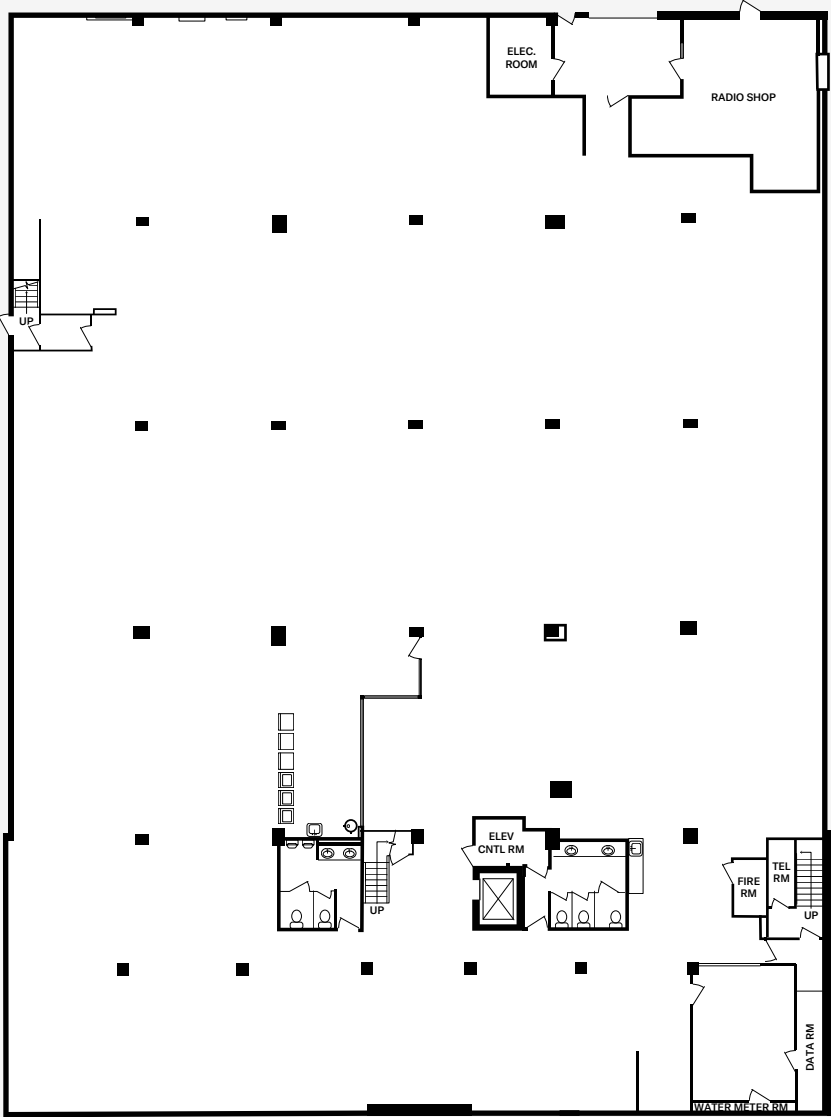


3605 Grandview Hwy.
Floorplans

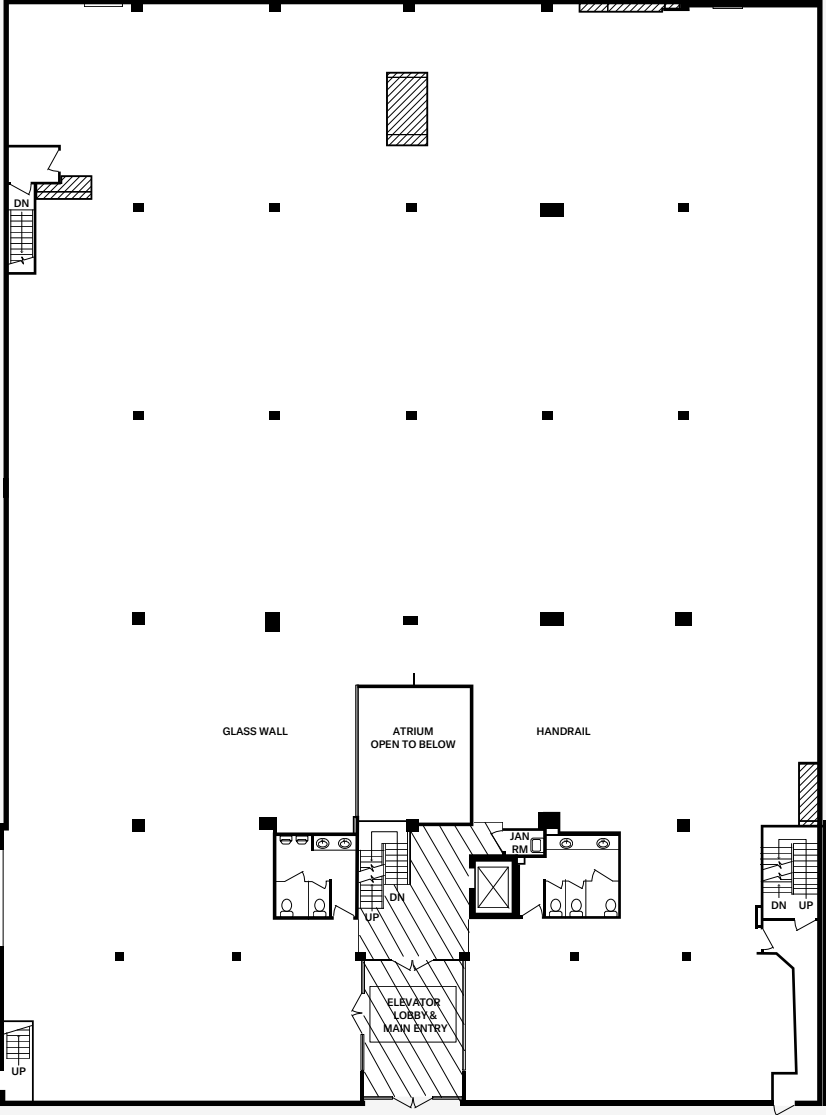
Total Building Area 42,377 sf



Basement Level

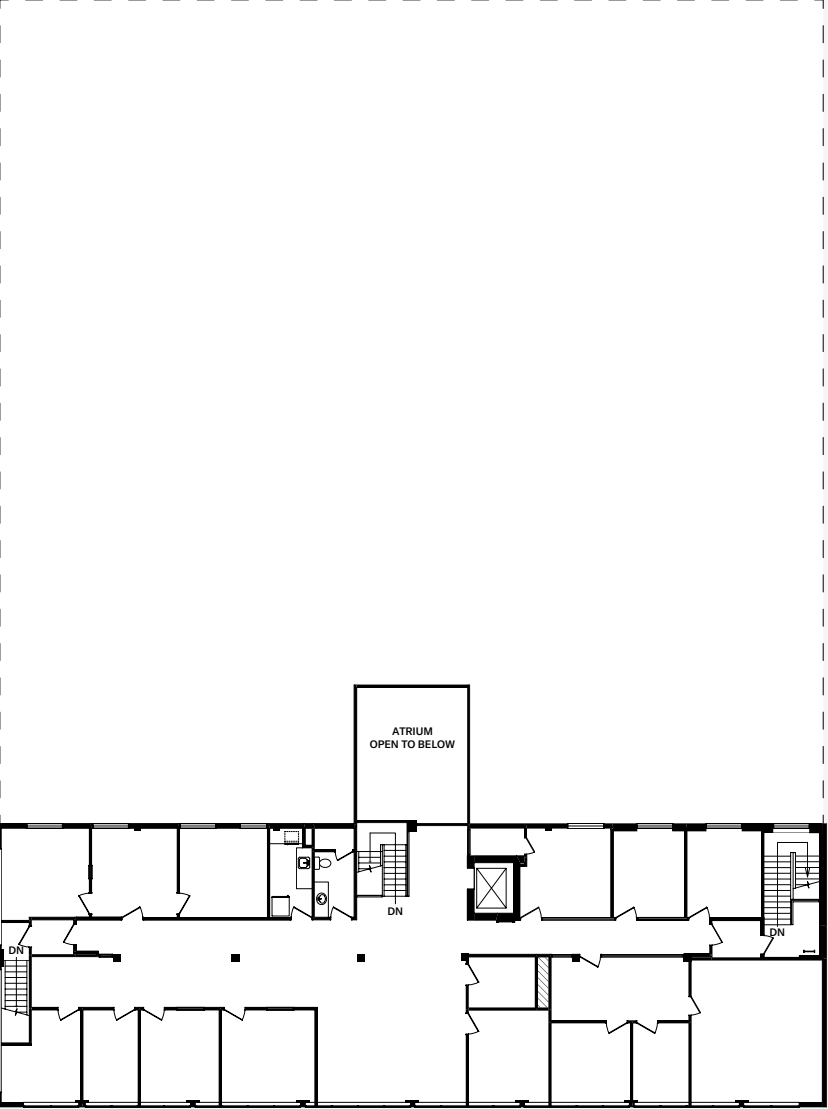


Main Level



Grandview Hwy

Second Level





3605 Grandview Hwy. Images

