

FOR SALE

#129 - 2323 Boundary Road, Vancouver, BC

2 COMBINED STRATA INDUSTRIAL UNITS IN
BOUNDARY BUSINESS CENTRE



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*Personal Real Estate Corporation

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OPPORTUNITY

Chance to own for success at #129 - 2323 Boundary Road, a prominent commercial unit located at the nexus of East Vancouver and Burnaby. The established Boundary Business Centre offers unparalleled exposure along one of the city's key arterial routes, with immediate access to Highway 1, Grandview Highway, and the evolving Still Creek district. Set within a modern mixed-use development, the unit benefits from a dynamic commercial presence, steady vehicle traffic, and proximity to major retailers, offices, and residential neighbourhoods. Whether you're launching a new concept or expanding an established brand, this flexible space is designed to meet the demands of today's innovative operators.

SALIENT FACTS

Civic Address:	#129 - 2323 Boundary Road, Vancouver, BC
PID:	023-384-352 & 023-384-361
Legal Description:	STRATA LOT 24 & 25 SECTION 39 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2352
Current Zoning:	I-2
Loading:	1 Grade Loading
Year Built:	1996
Parking:	4 Stalls
Unit Size* (approx. SF as per Floor Plan):	Unit #128: 4,363 SF Unit #129: 1,440 SF Total: 5,803 SF
Price:	\$2,998,000

*Unit Size as per professional remeasurement.
Buyer to verify if deemed necessary.



Open Concept Area



Meeting Room



Office Entry

LOCATION

#129 - 2323 Boundary Road is a 5,803 SF of flex industrial and office space in the well-maintained Boundary Business Centre, offering excellent access to Lougheed Highway, Highway 1, and nearby SkyTrain stations at Rupert and Gilmore. The unit includes a 2nd floor office, warehouse space with 1 grade loading, and dedicated parking stalls, ideal for light industrial, creative, or service-based uses. The area is surrounded by convenient amenities such as Starbucks, Walmart, Canadian Tire, and Brentwood Town Centre, offering a strong mix of food, retail, and services to support staff and client needs. With great connectivity and everyday conveniences close by, this is a highly functional and accessible space for a variety of businesses.

HIGHLIGHTS



Versatile Flex-Industrial Space:

Located in the well-managed Boundary Business Centre at the crossroads of Vancouver and Burnaby, this 5,803 SF combined strata unit offers flexible industrial showroom space with functional rear loading, high ceilings, and on-site parking, great for light manufacturing, creative production, or hybrid office uses.



Transit & Highway Connectivity:

Conveniently positioned with immediate access to Lougheed Highway and Highway 1 via Boundary Road, and just a short walk to both Rupert and Gilmore SkyTrain stations on the Millennium Line, ideal for teams and clients commuting from across the region.



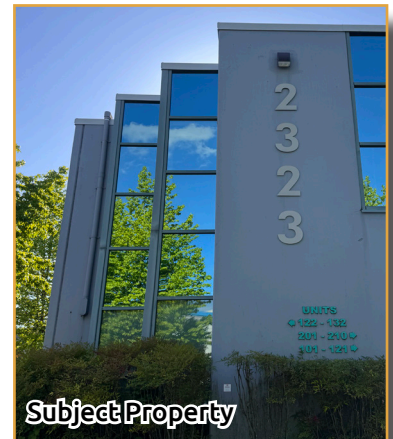
Everyday Amenities Nearby:

Surrounded by national retailers and daily conveniences including Superstore, Canadian Tire, Starbucks, Whole Foods, and The Amazing Brentwood, plus green spaces like Falaise Park, all within a few minutes' drive or walk.

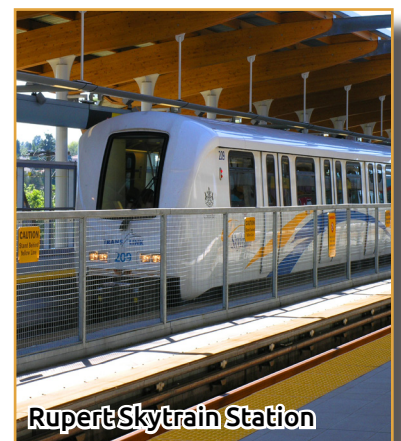


Functional Industrial Features:

Built in 1996, the units offer rear grade-level loading, HVAC-equipped office/showroom areas, and dedicated on-site parking, delivering flexibility and operational efficiency for a wide range of business types.

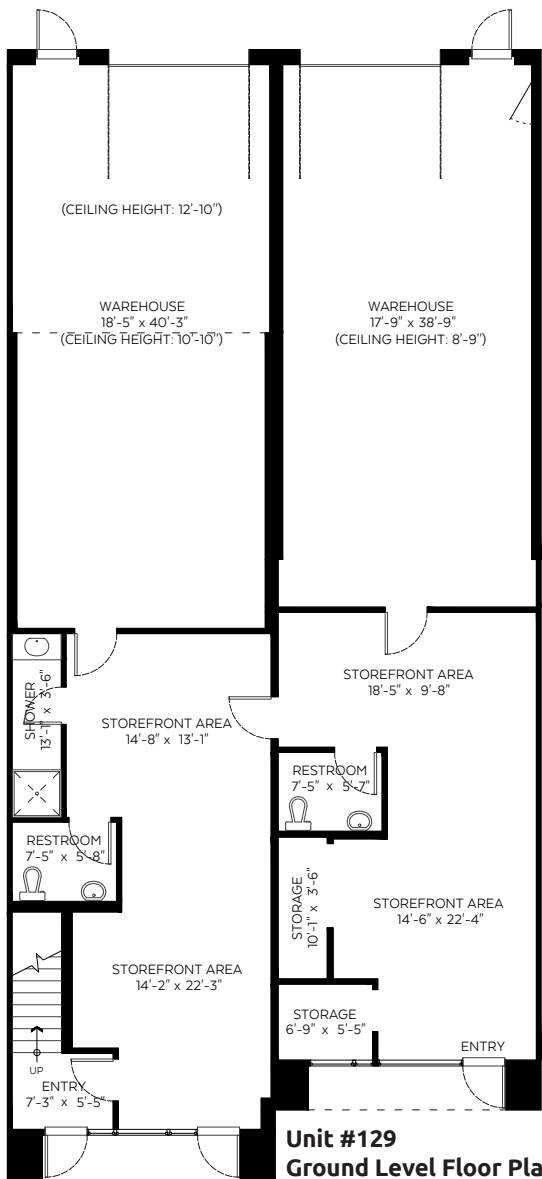


Subject Property



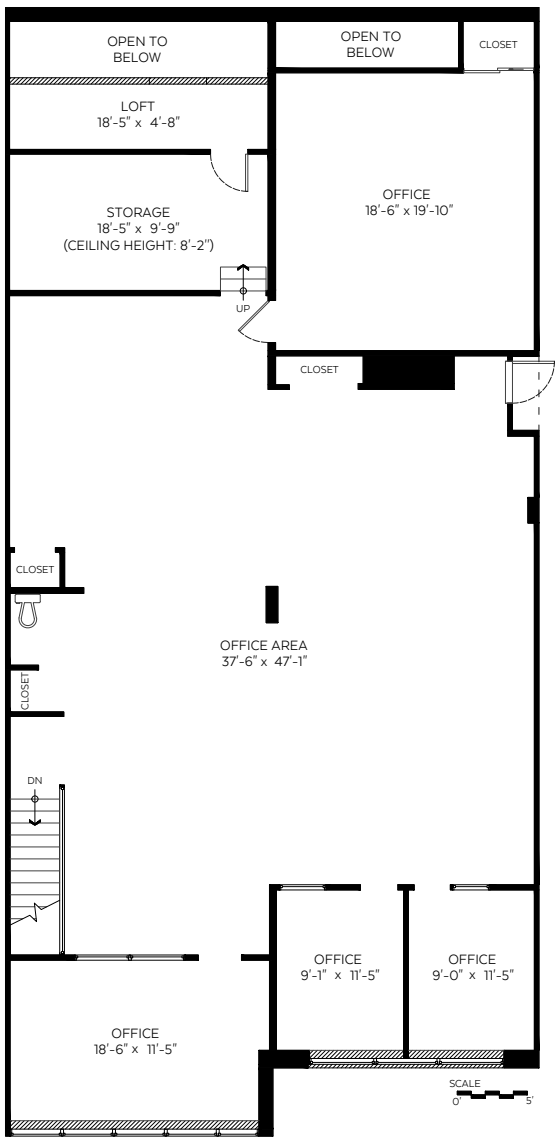
Rupert Skytrain Station

FLOOR PLAN



Unit #129
Ground Level Floor Plan

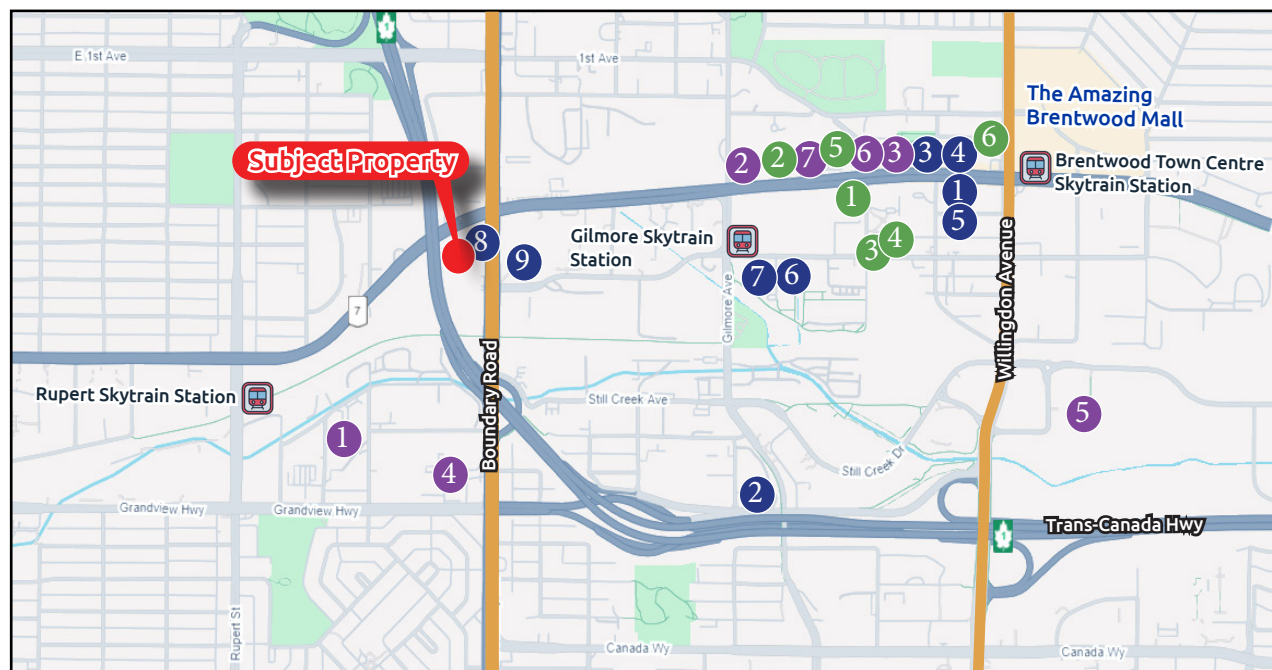
Unit #128
Ground Level Floor Plan
Floor Area: 1,539 sq.ft.
Ceiling Height: 9'-1"



Unit #128
Second Level Floor Plan

Floor Area: 2,824 sq.ft.
Ceiling Height: 9'-0"

NEARBY AMENITIES



● RESTAURANTS & GROCERS

1. Whole Foods
2. White Spot
3. JOEY
4. Browns
5. Starbucks
6. Quiznos
7. Pokerrito
8. Subway
9. Bin 4 Burger Lounge

● RETAIL

1. Canadian Tire
2. Walmart
3. Sleep Country
4. Home Depot
5. Costco
6. Winners
7. Staples

● SERVICES

1. Destination Honda
2. Club16 Fitness
3. DL's Luxe Nail Salon
4. Willingdon Heights Optometry
5. FedEx ShipCentre
6. TD Bank

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