

FOR SALE

#129 - 2323 Boundary Road, Vancouver, BC

2 COMBINED STRATA INDUSTRIAL UNITS IN BOUNDARY BUSINESS CENTRE



Kelvin Luk*
Principal
604.808.8192
kelvin@lukrealestategroup.com

William Maunsell*
Associate Vice President
604.970.9738
william@lukrealestategroup.com

Jonathan Kan
Commercial Broker
778.237.8447
jonathan@lukrealestategroup.com



REAL ESTATE GROUP

*Personal Real Estate Corporation

Macdonald
COMMERCIAL

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 |
| Unit Size (approx.): | SL 24 – 2,110 SF SL 25 – 2,206 SF Total: 4,315 SF |
| Price: | \$2,998,000 |



LOCATION

#129 - 2323 Boundary Road is a 4,315 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 4,315 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.

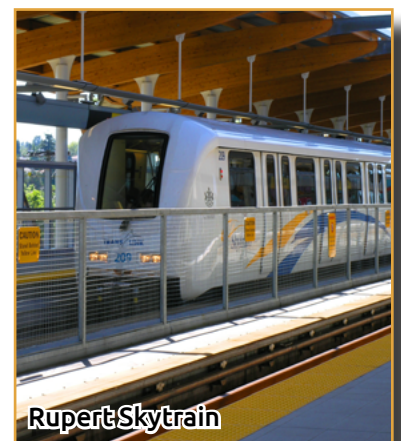


Functional Industrial Features:

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.

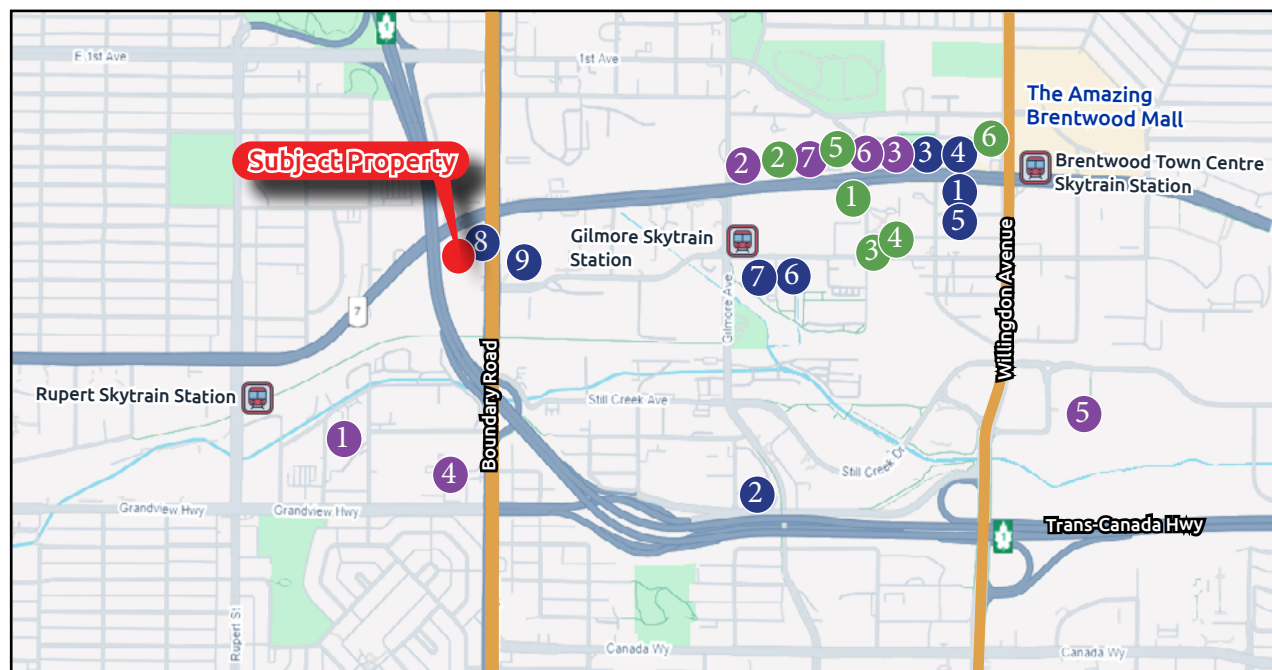


Subject Property



Rupert Skytrain

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

● Subject Property

#129 - 2323 Boundary Road, Vancouver, BC

Kelvin Luk*

Principal

604.808.8192

kelvin@lukrealestategroup.com

William Maunsell*

Associate Vice President

604.970.9738

william@lukrealestategroup.com

Jonathan Kan

Commercial Broker

778.237.8447

jonathan@lukrealestategroup.com



REAL ESTATE GROUP

*Personal Real Estate Corporation

Luk Real Estate Group ("Luk REG") is a registered team - a part of Macdonald Commercial Real Estate Services Ltd. This document and the information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") are for advertising and general information only. Luk REG does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change, and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient.

Macdonald
COMMERCIAL