

FOR SALE

129 - 2323 Boundary Road, Vancouver, BC

2 COMBINED STRATA INDUSTRIAL UNITS IN BOUNDARY BUSINESS CENTRE



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OPPORTUNITY

Own flexible industrial-commercial space at 129 – 2323 Boundary Road in the established Boundary Business Centre, right at the Vancouver–Burnaby border. This combined 4,315 SF strata opportunity offers a dynamic mix of warehouse and office space. Ideally located just minutes from Rupert and Gilmore SkyTrain stations and with direct access to Lougheed Highway and Highway 1, the property ensures exceptional regional connectivity. Surrounded by major retailers including Canadian Tire, Superstore, Walmart, and Brentwood Town Centre, this is a rare chance to secure efficient, adaptable space in a well-connected business hub, perfect for light industrial users, creatives, or businesses looking for centralized ease of access.

SALIENT FACTS

For Sale:	Strata Lot 24 & 25
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 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Current Zoning:	I2
Year Built:	1996
Unit Size:	• 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 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.

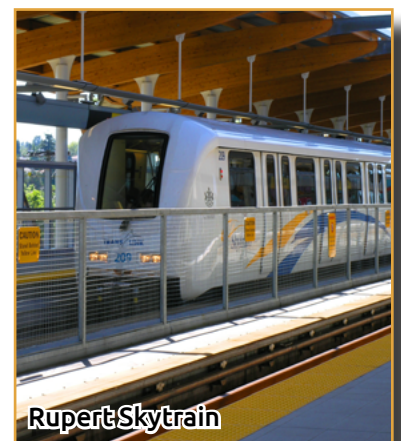


Functional Industrial Features:

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.

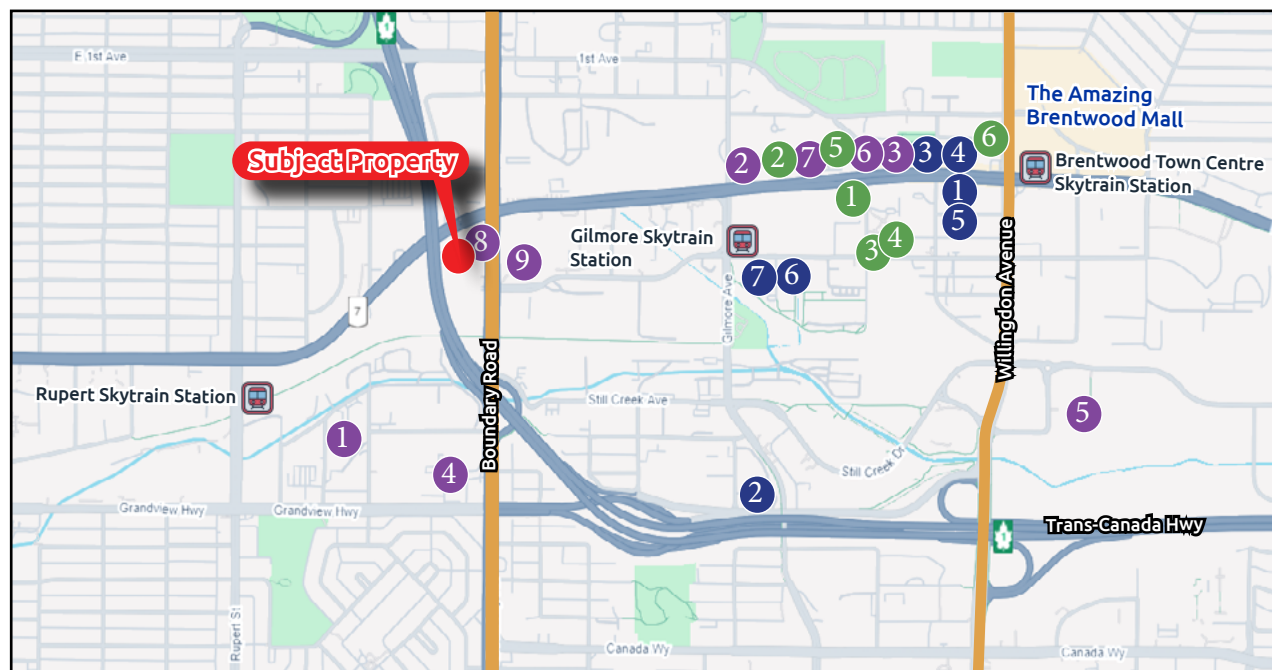


Subject Property



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

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