

**AVISON  
YOUNG**

# For Sale or Lease

Units 1-2, 12800 Bathgate Way  
Richmond, BC



Strategically located, contiguous industrial strata units offering flexible zoning in the highly sought-after Crestwood Industrial Area.

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*\*Russell Bougie Personal Real Estate Corporation*

## PROPERTY DETAILS

### PIDs

001-698-974; 001-698-982

### LEGAL DESCRIPTIONS

STRATA LOT 35, BLOCK 5N, PLAN NWS1200, SECTION 30, RANGE 5W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1;

STRATA LOT 36, BLOCK 5N, PLAN NWS1200, SECTION 30, RANGE 5W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

### ZONING

IB1 – Industrial Business Park  
[Click to view full zoning bylaw](#)

### UNIT SIZE

Warehouse	2,885 sf
Office	2,231 sf
Mezzanine	80 sf
<b>Total</b>	<b>5,196 sf</b>

### YEAR BUILT

1981

### LEASE RATE

\$18.50 psf

### ADDITIONAL RENT

\$8.35 psf

### SALE PRICE

\$2,805,840.00 (\$540 psf)

### STRATA FEES

\$834.29 per month

### AVAILABILITY

Immediately






## Opportunity

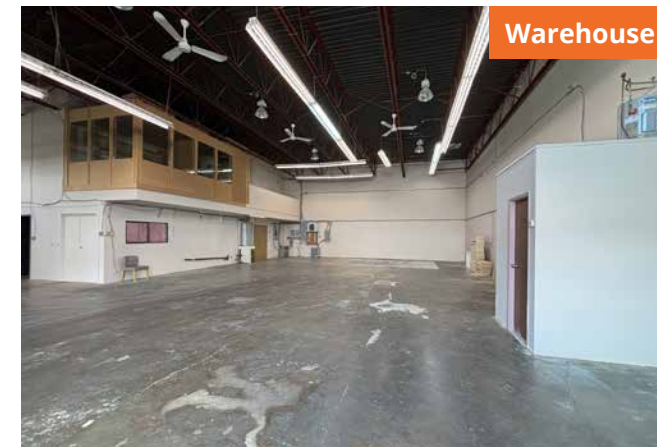
Avison Young is pleased to present the opportunity to purchase or lease two contiguous industrial strata units totalling 5,196 square feet in the heart of Richmond's highly desirable Crestwood Industrial area. This well-maintained property features two grade-level loading doors, 18' clear ceiling heights, and flexible IB-1 zoning, making it ideal for warehousing, light manufacturing, or distribution uses. The functional layout, generous loading capabilities, and central positioning make it a strategic choice for industrial users looking to optimize operations in one of Metro Vancouver's most connected submarkets. With exposure to Bathgate Way, these units provide end-users with excellent signage opportunities.

## Location

The subject property is located in the Crestwood area of North Richmond, an area known for its concentration of big box retailers, including Jordan's Furniture, IKEA, Staples, Home Depot, and Sleep Country Canada. Positioned just off of No.5 Road and Bridgeport Road, the property offers excellent connectivity to major transportation routes, including Highway 91, Highway 99, and Vancouver International Airport. This central location enables businesses to efficiently service Metro Vancouver and beyond, while employees benefit from convenient access to nearby amenities along Bridgeport Road.

## Property highlights

-  Two (2) grade loading doors
-  200 amp power service
-  Extensive office and showroom area built-out with mix of open plan offices, a kitchenette and three (3) washrooms
-  18' clear ceiling height
-  Five (5) parking stalls



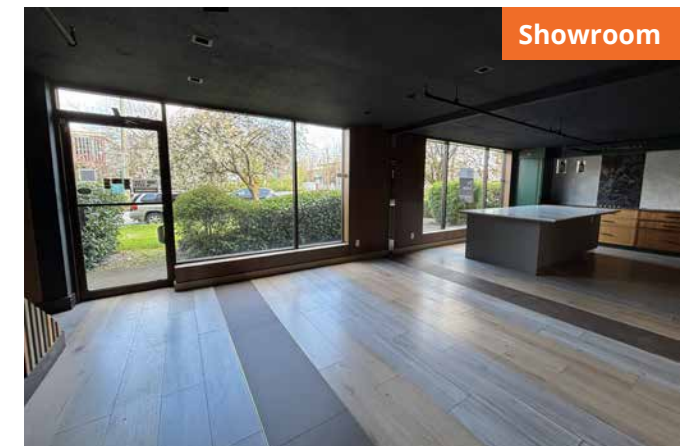
Warehouse



Warehouse

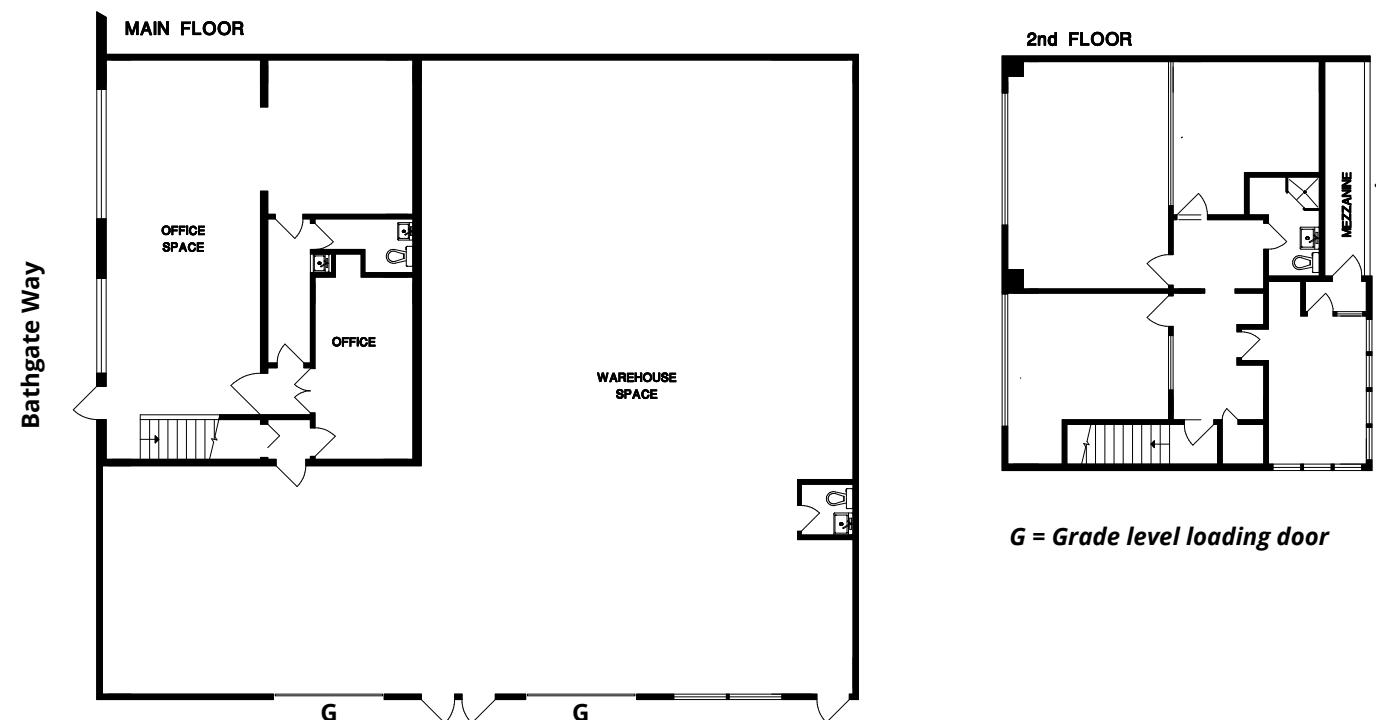


Office



Showroom

## Floor Plan





## Nearby amenities

- |                       |                  |               |
|-----------------------|------------------|---------------|
| 1. Trail Appliances   | 5. Leon's        | 9. McDonald's |
| 2. Staples            | 6. Starbucks     | 10. Chevron   |
| 3. IKEA               | 7. Home Depot    |               |
| 4. Jordan's Furniture | 8. Sleep Country |               |

## Contact for more information

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