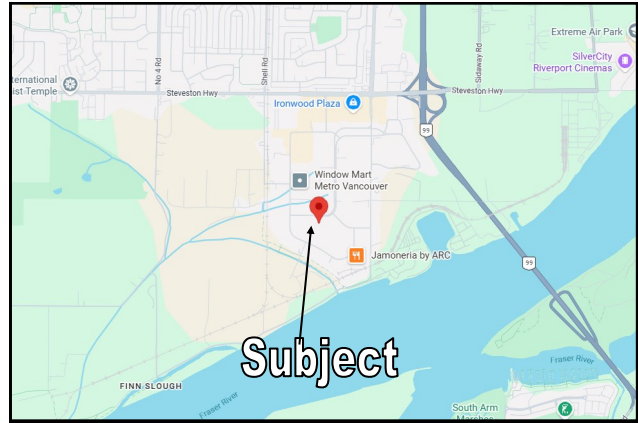




# Strata Warehouse in Richmond Gilmore For Sale

125 12128 Horseshoe Way, Richmond



**Must See!** Approx. 2,555 SqFt industrial unit with grade loading door available in Richmond Gilmore area. Located on Horseshoe Way with easy access to Vancouver, Delta, and the USA via Hwy 99. Features approx. 1,692 SqFt warehouse space with 23' ceilings, plus 863 SqFt air-conditioned office space with separate entrance. Includes 3 reserved parking stalls. IB-1 zoning allows for a wide range of industrial and business uses. Build in year 2024, brand new unit and vacant possession. A rare opportunity for owner users seeking a small industrial property in a highly convenient location. **Don't miss out, call now!**

### Property Information

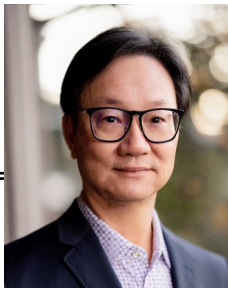
Address: 125 12128 Horseshoe Way, Richmond  
 Legal: SL 16, BL 3N, PL EPS9942, SEC 12, R 6W, NW LD DIS, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V  
 P.I.D.: 032-131-623  
 Zoning: IB1  
 Strata Area: 2,555 SqFt

### Government Assessment (2026)

Land	\$1,007,000
Improvement	\$335,000
<b>Total</b>	<b>\$1,342,000</b>
Tax 2025:	\$11,914.6

### Building Information

Parking available:	3 stalls
Built year:	2024
Strata Fee:	\$526.68



**Over 30 Years Experiences**  
**Raymond Leung**

Personal Real Estate Corporation

梁國權 604-644-6482



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- No. 1 in Sales with Re/Max Realty Associates 5 years
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- Re/Max Platinum Club Team Award Winner 2023
- Re/Max City Realty Commercial Most Expensive Property Sold 2023
- Re/Max City Realty Commercial Rent Collected 2023
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 Commercial Team No. 9  
 Christopher Leung, DULE**

梁煒樂 778-951-1515

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

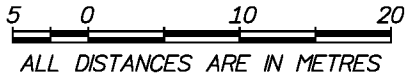
*\*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*



# LEVEL 1

# STRATA PLAN EPS9942

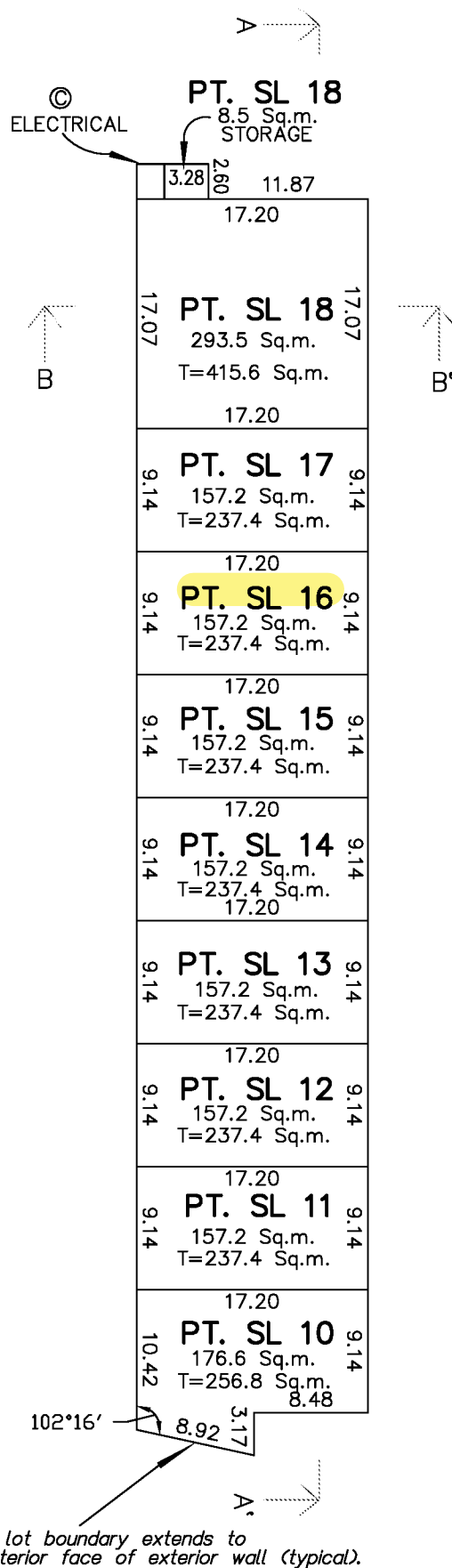
SCALE 1 : 500



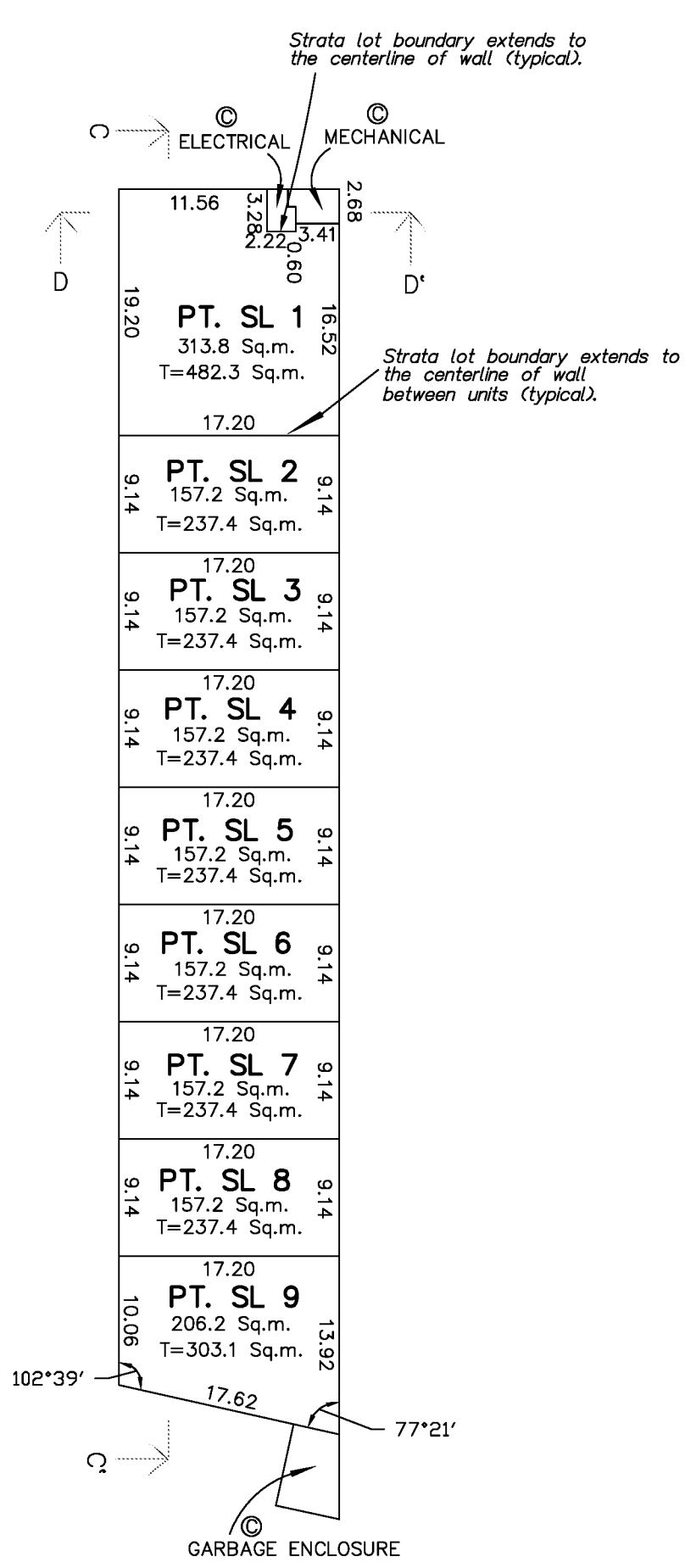
The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:500.



## BUILDING 2



## BUILDING 1



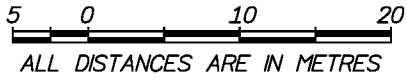
M. Adam Fulkerson, BCLS, 906 the 4th day of October, 2023.



# LEVEL 2

# STRATA PLAN EPS9942

SCALE 1 : 500

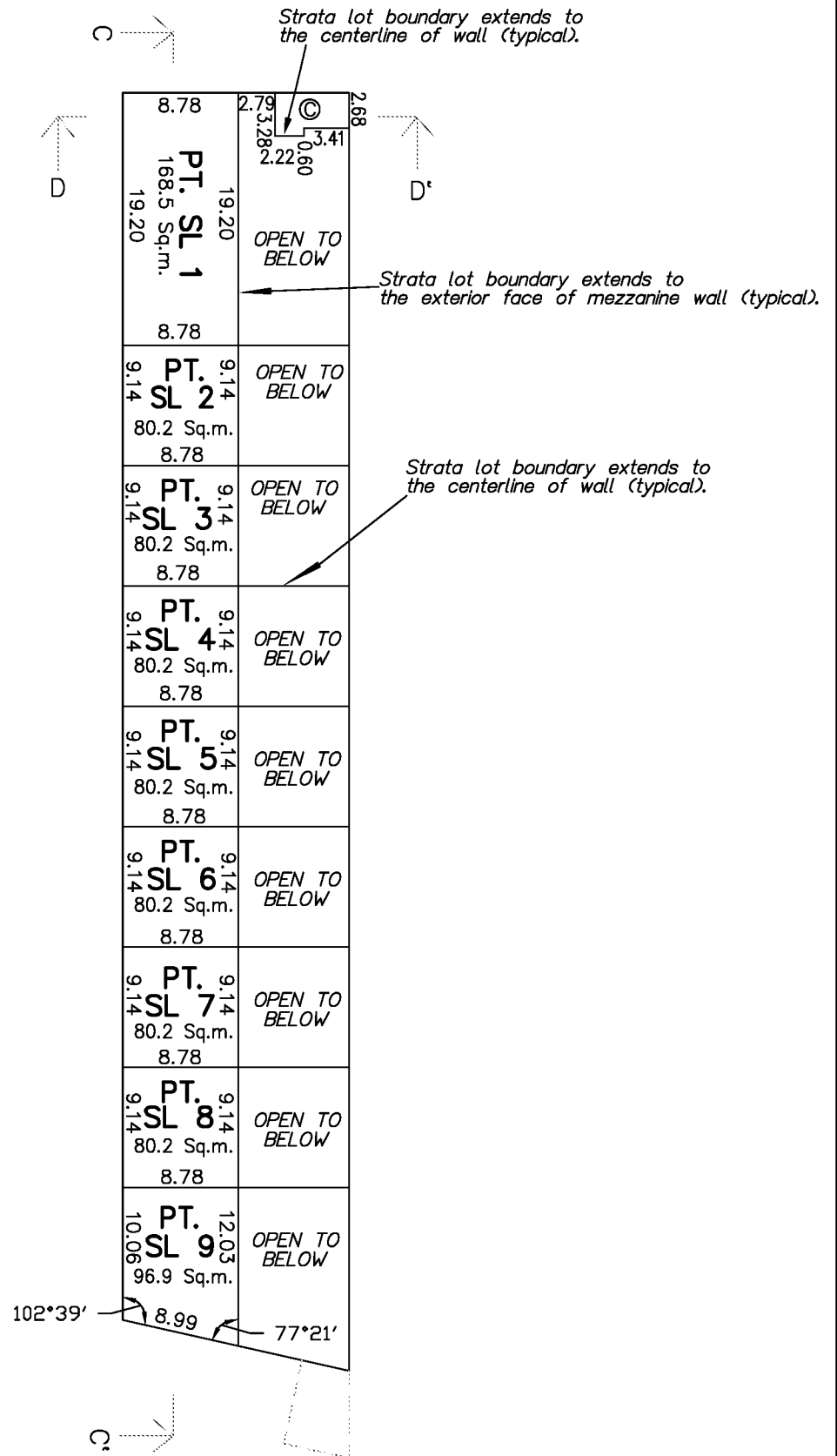
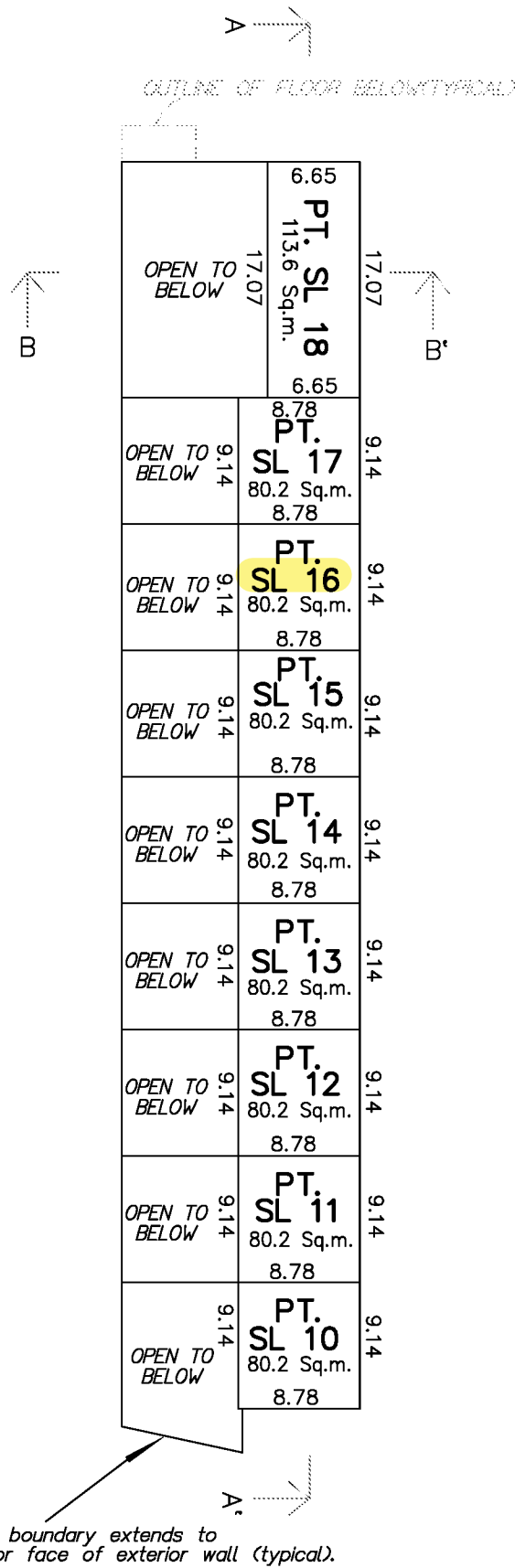


The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:500.



## BUILDING 2

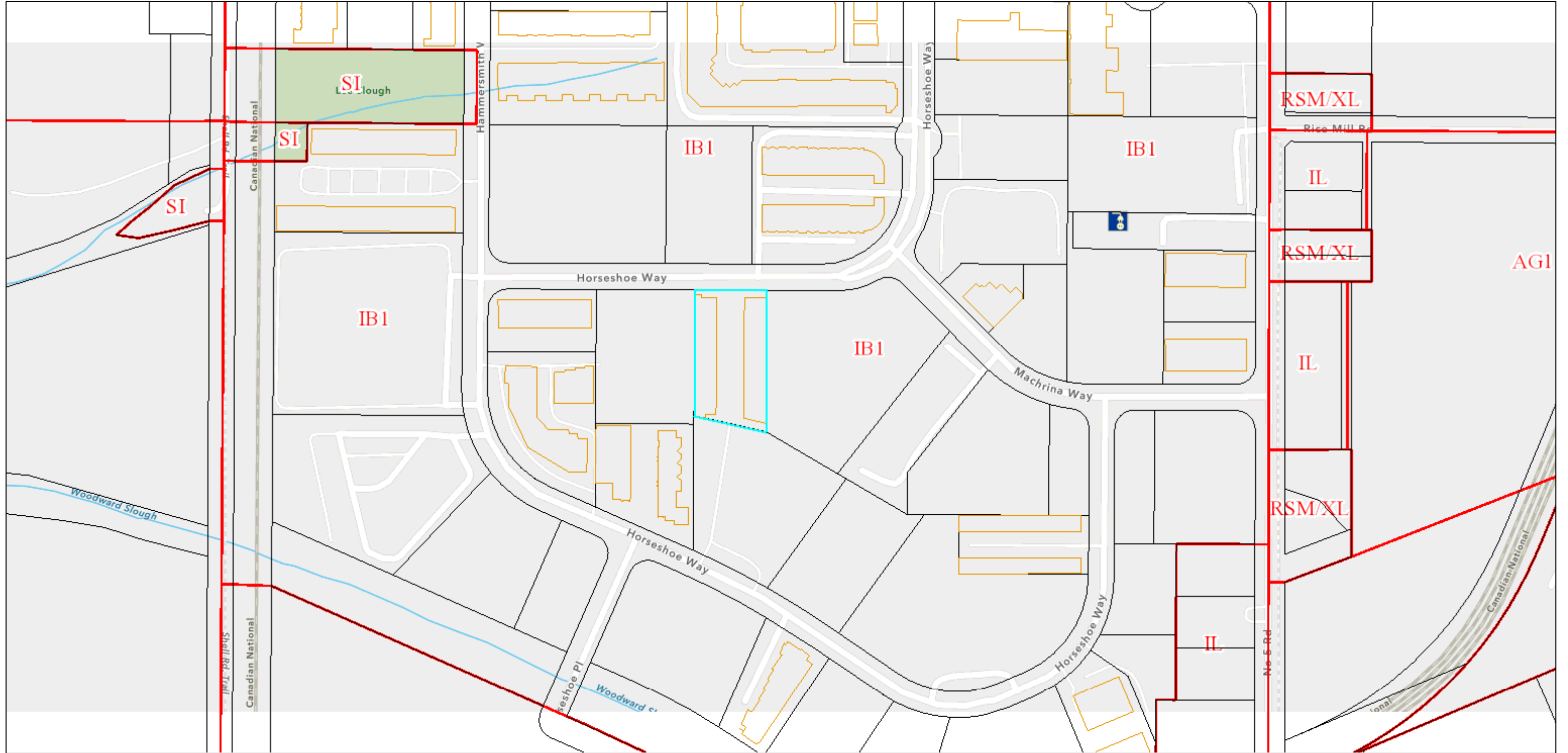
## BUILDING 1



M. Adam Fulkerson, BCLS, 906 the 4th day of October, 2023.

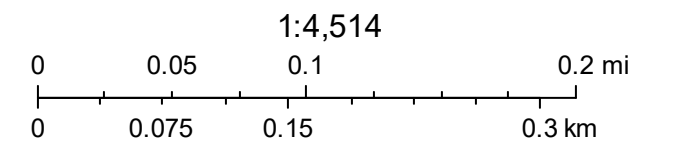


# Zoning Map



5/12/2026, 12:11:43 PM

- Air Parcels
- Strata
- Parcels (black line)
- City Hall
- Electric Vehicle Charging Stations
- Fire Stations
- Police Stations
- Ambulance Stations
- Hospitals
- Zoning Lines



## 12.3 Industrial Business Park (IB1, IB2)

### 12.3.1 Purpose

The **zone** provides for a range of **general industrial uses** and stand-alone **offices**, with a limited range of compatible **uses** (IB1). Another sub-**zone** exists that would be used for rezoning applications in order to implement the City Centre Area Plan (IB2).

### 12.3.2 Permitted Uses

- **animal daycare**
- **animal grooming**
- **animal shelter**
- **auction, minor**
- **broadcasting studio**
- **child care**
- **commercial storage**
- **commercial vehicle parking and storage** [Bylaw 8582, Apr. 19/10]
- **contractor service**
- **education, commercial**
- **emergency service**
- **government service**
- **health service, minor** [Bylaw 8760, May 16/11]
- **industrial, general**
- **industrial, manufacturing** [Bylaw 10181, Feb 16/21]
- **industrial, warehouse** [Bylaw 10181, Feb 16/21]
- **library and exhibit**
- **manufacturing, custom indoor**
- **microbrewery, winery and distillery** [Bylaw 10181, Feb 16/21]
- **office**
- **recreation, indoor**
- **recycling depot**
- **recycling drop-off**
- **restaurant**
- **utility, minor**
- **vehicle body repair or paint shop**
- **vehicle repair** [Bylaw 8684, Jan 17/11]

### 12.3.3 A. Secondary Uses

- **residential security/operator unit**
- **restaurant, drive-through** [Bylaw 9956, Apr 26/21]
- **retail, general** [Bylaw 10181, Feb 16/21]

### 12.3.3 B. Additional Uses [Bylaw 9295, Nov 9/15]

- **indoor shooting range** [Bylaw 9500, Dec 15/15]
- **medical cannabis production facility** in accordance with provisions contained in 12.3.11.7 [Bylaw 9978, Dec 18/19]
- **microbrewery, winery and distillery**
- **vehicle sale/rental** [Bylaw 9977, May 13/19]

### 12.3.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, except in the **City Centre** where the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

### 12.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 75% for **buildings**, except in the **City Centre** where: *[Bylaw 10181, Feb 16/21]*
  - a) the maximum **lot coverage** is 90% for **buildings**; and *[Bylaw 10181, Feb 16/21]*
  - b) the maximum **building envelope** shall not exceed 650.0 m<sup>2</sup> if the **building** has a maximum **height** of more than 25.0 m. *[Bylaw 10181, Feb 16/21]*

### 12.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. There is no minimum **interior side yard** or **rear yard**, except in the **City Centre** where a minimum **setback** of 3.0 m shall be provided **adjacent** to existing residential **uses** or **zones**.
3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.
4. In the **City Centre**, **buildings** taller than the Oak Street Bridge must be set back 30.0 m to the drip line of the bridge.
5. In the **City Centre**, **buildings** taller than 25.0 m must have a minimum **building separation space** of 35.0 m.

### 12.3.7 Permitted Heights

1. The maximum **height** for all **buildings** is 16.0 m, and 12.0 m for all **buildings** that are less than 50.0 m from a residentially zoned **lot**. Additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m. *[Bylaw 10181, Feb 16/21]*
2. Notwithstanding sub-section 12.3.7.1 above, in the **City Centre**, the maximum **height** for **buildings** is 25.0 m, however additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0m. *[Bylaw 10181, Feb 16/21]*
3. Notwithstanding sub-sections 12.3.7.1 and 12.3.7.2 above, within 50.0 m of Bridgeport Road the maximum **height** for **buildings** is 35.0 m. *[Bylaw 10181, Feb 16/21]*
4. The maximum **height** for **accessory structures** is 20.0 m. *[Bylaw 10181, Feb 16/21]*

### 12.3.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width** requirement. *[Bylaw 10181, Feb 16/21]*
2. There is no minimum **lot depth** requirement.
3. There is no minimum **lot area**, except:
  - a) for an **animal shelter** which must have a minimum **lot area** of 2.0 ha; and

- b) in the **City Centre** where the minimum **lot area** is:
  - i) 8,000.0 m<sup>2</sup> west of Brown Road;
  - ii) 4,000.0 m<sup>2</sup> elsewhere for **buildings** which exceed the maximum **building height** of 25.0 m; and
  - iii) 2,400.0 m<sup>2</sup> elsewhere for all **buildings** with a maximum **building height** of 25.0 m or less.

### 12.3.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### 12.3.10 On-Site Parking and Loading

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

### 12.3.11 Other Regulations

- 1. In the case of 8899 Odlin Crescent, **commercial education** shall be limited to a maximum **gross floor area** of 138.0 m<sup>2</sup> located on the second **storey** only.
- 2. In the **City Centre**, **restaurants** shall only be permitted on **sites** being rezoned IB2 within 50.0 m of a **property line abutting**:
  - a) Bridgeport Road;
  - b) Great Canadian Way;
  - c) Hazelbridge Way;
  - d) Alexandra Road;
  - e) McKim Way; and
  - f) Odlin Crescent north of Odlin Road.
- 3. The following **permitted uses** are subject to the restrictions in Section 12.3.11.4:
  - a) **animal daycare**;
  - b) **animal grooming**;
  - c) **animal shelter**;
  - d) **auction, minor**;
  - e) **broadcast studio**;
  - f) **child care**;
  - g) **education, commercial**;
  - h) **government service**;
  - i) **library and exhibit**;
  - j) **office**;
  - k) **recreation, indoor**; and

- l) **restaurant.**
4. **Permitted uses** listed in Section 12.3.11.3 that are located in the **City Centre** on **sites** zoned IB2 shall:
- excluding **animal grooming** and **recreation, indoor**, not be located on the ground floor of a **building** (excluding **building** entrance lobbies);<sup>[Bylaw 9145, Jun 16/14]</sup>
  - not exceed in total **floor area** the total **floor area** of all the other permitted **uses**; and
  - not share a common **building** entrance with any of the other **permitted uses**.
5. **Microbrewery, Winery and Distillery** shall be only permitted on the following **sites**:<sup>[Bylaw 9614, Feb 14/17]</sup>
- 11220 Horseshoe Way<sup>[Bylaw 9614, Feb 14/17]</sup>  
 PID 000-564-095<sup>[Bylaw 9614, Feb 14/17]</sup>  
 Lot 45 Section 1 Block 3 North Range 6 West New Westminster District Plan 56980<sup>[Bylaw 9614, Feb 14/17]</sup>
- #110 – 12500 Horseshoe Way<sup>[Bylaw 9614, Feb 14/17]</sup>  
 PID 026-556-791<sup>[Bylaw 9614, Feb 14/17]</sup>  
 Strata Lot 11 Section 12 Block 3 North Range 6 West New Westminster District Strata Plan BCS1607<sup>[Bylaw 9614, Feb 14/17]</sup>
6. a) An **indoor shooting range** is only permitted on the following **site**:<sup>[Bylaw 9500, Dec 15/15]</sup>  
 7400 River Road  
 PID 003-752-534  
 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727
- b) An **indoor shooting range** located at 7400 River Road<sup>[Bylaw 9500, Dec 15/15]</sup>  
 PID 003-752-534  
 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727 is limited to the use of firearms which use propellant, compressed air or gas only.
- c) The operator of an **indoor shooting range** is required to be in possession of a permit from the City of Richmond in accordance with *Regulating the Discharge of Firearms Bylaw No. 4183* as amended.<sup>[Bylaw 9500, Dec 15/15]</sup>
- d) The operator of an **indoor shooting range** is required to be in possession of a permit in accordance with the *Provincial Firearm Act*.<sup>[Bylaw 9500, Dec 15/15]</sup>
- e) All **uses** associated with the operation of an **indoor shooting range** are to be for recreational and training purposes, conducted under the supervision of a certified Canadian Firearm Safety Course Instructor.<sup>[Bylaw 9500, Dec 15/15]</sup>
7. **Restaurant, drive-through** shall only be permitted on the following **sites(s)**, limited to one establishment and a maximum **floor area** of 300 m<sup>2</sup>:<sup>[Bylaw 9956, Apr 26/21]</sup>
- 13020 Delf Place<sup>[Bylaw 9956, Apr 26/21]</sup>  
 P.I.D. 003-515-966<sup>[Bylaw 9956, Apr 26/21]</sup>  
 Lot 6 Section 32 Block 5 North Range 5 West New Westminster District  
 Plan 64525<sup>[Bylaw 9956, Apr 26/21]</sup>
8. A **medical cannabis production facility** shall only be permitted at the following **sites** and subject to a maximum of 1,800 m<sup>2</sup> **floor area** for a **medical cannabis production facility**:<sup>[Bylaw 9978, Dec 18/19]</sup>

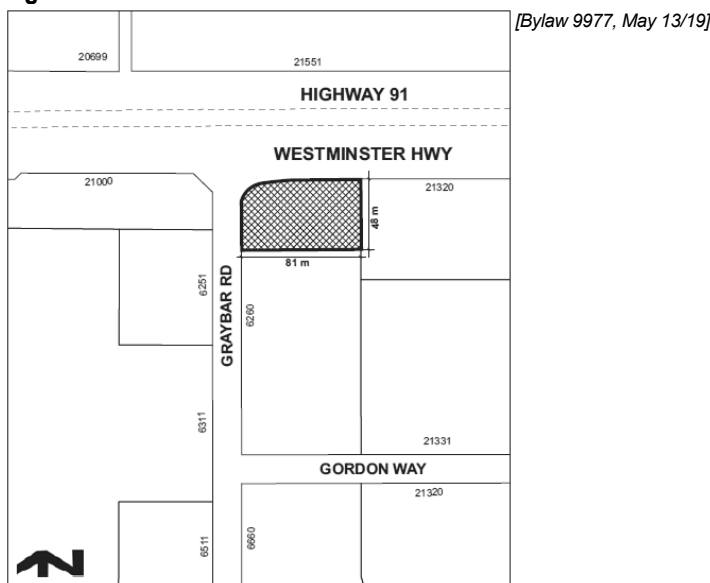
- a) 23000 Fraserwood Way (Strata lots 1, 2 and 3 of BCS2986) [Bylaw 9978, Dec 18/19]  
 P.I.D. 027-570-428 [Bylaw 9978, Dec 18/19]  
 P.I.D. 027-570-436 [Bylaw 9978, Dec 18/19]  
 P.I.D. 027-570-444 [Bylaw 9978, Dec 18/19]  
 Strata Lot 1, 2 and 3 Section 1 Block 4 North Range 4 West New Westminster District  
 Strata Plan BCS2986 Together with an Interest in the Common Property in Proportion to  
 the Unit Entitlement of the Strata Lot as shown on Form V. [Bylaw 9978, Dec 18/19]

9. **Vehicle sale/rental** shall only be permitted on the following listed **site**: [Bylaw 9977, May 13/19]

- a) 6260 Graybar Road [Bylaw 9977, May 13/19]  
 P.I.D. 008-338-906 [Bylaw 9977, May 13/19]  
 Lot A Except Part in Plan BCP 25768 Section 10 Block 4 North Range 4 West  
 New Westminster District Plan 75510 [Bylaw 9977, May 13/19]

10. In the case of the **site** listed in Section 12.3.11.7(a), 6260 Graybar Road, **vehicle sale/rental** shall be limited to a maximum **gross floor area** of 926.5 m<sup>2</sup> and located on the **site** in the area shown on Figure 1 below. [Bylaw 9977, May 13/19]

**Figure 1** [Bylaw 9977, May 13/19]



11. The sale of products or manufactured items to the general public is a permitted **secondary use** for **industrial, manufacturing uses** only, and is limited to 15% of the total **gross floor area**, up to a maximum **floor area** of 500 m<sup>2</sup>, of the **business**. [Bylaw 10181, Feb 16/21]
12. Notwithstanding that, pursuant to Section 3.4, **residential security/operator units** are not permitted in aircraft noise sensitive areas that prohibit residential **uses**, one **residential security/operator unit** with a maximum **floor area** of 80 m<sup>2</sup> is permitted on the following **site**: [Bylaw 10304, Jul 25/22]
- a) 2351 Simpson Road [Bylaw 10304, Jul 25/22]  
 Strata Plan LMS720 [Bylaw 10304, Jul 25/22]
13. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

