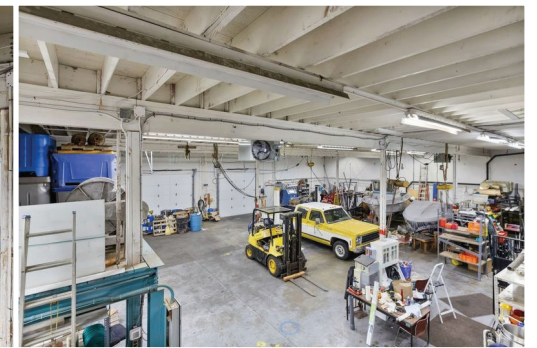


FOR
SALE



Industrial Warehouse / Office Building #2 11771 Horseshoe Way, Richmond



PROPERTY DETAILS

PID: 001-698-061

LEGAL: STRATA LOT 2 SECTION 1 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER LAND DISTRICT STRATA PLAN NW1198 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

TAXES: (2023) \$23,229.26

BUILDING SIZE: 6282 SF

PARKING: 7 spaces

ZONING: IB1

THE OPPORTUNITY:

6,282 sf Strata Warehouse / Office Building. Main floor is fully finished with five (5) quality private offices, two (2) washrooms, lunchroom, boardroom and reception areas. Bonus 2,984 sf of upper storage space.

The new owner can reconfigure the space to suit their needs. Two grade doors. Close to Highway 99 and Vancouver Airport.

MARKETING 604 GROUP

MARKETING 604.COM
COMMERCIAL DIVISION



HomeLife Benchmark Realty Corp.
1-1920 152 Street, White Rock, BC

Kosta Theodosakis

CELL: 604.488.9550

kosta@marketing604.com

www.marketing604.com

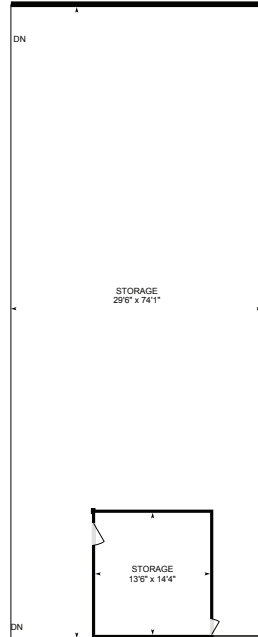


Industrial Warehouse/Office Building

#2 - 11771 Horseshoe Way, Richmond



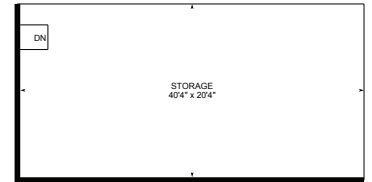
Main Floor: 6282 sq ft
Main Area CH: 8'



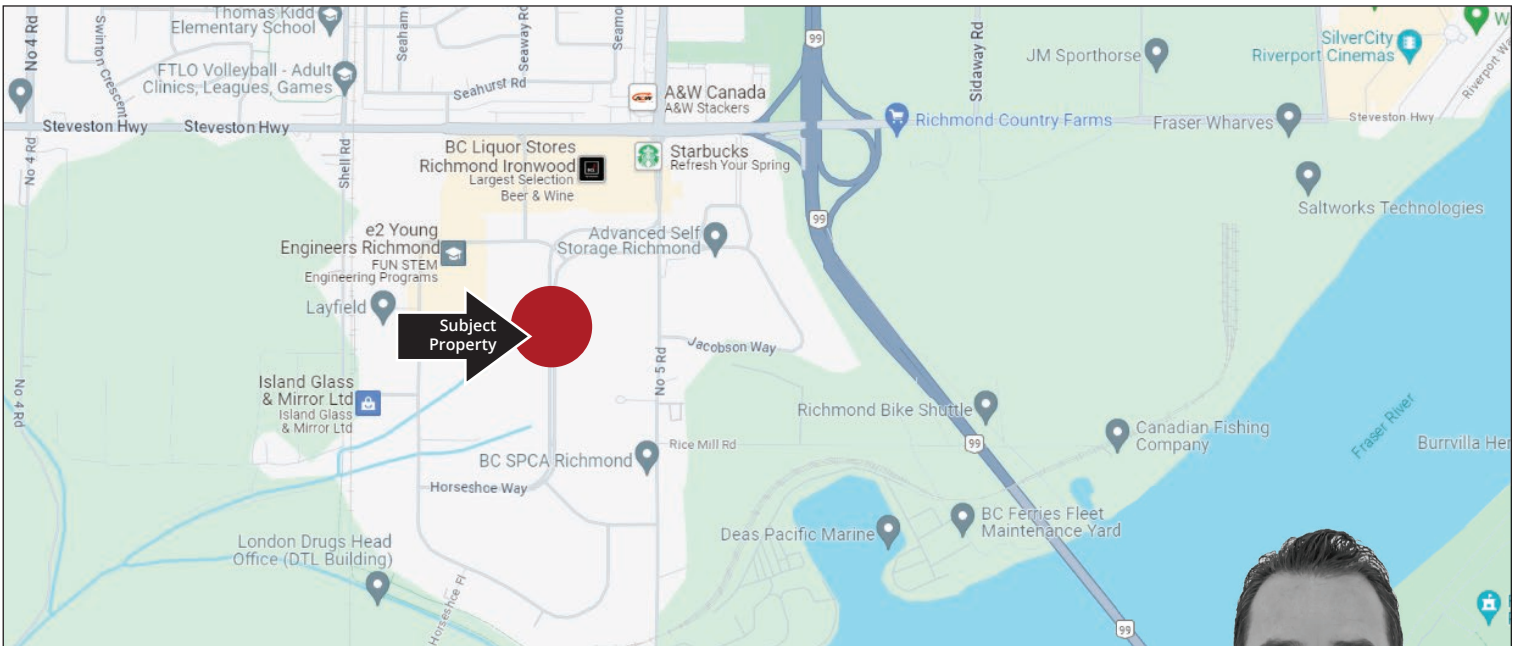
Main Mezzanine: 2179 sq ft
CH: 5'

Total Square Footage: 6,282 sq ft
Main Floor 6,282 sq ft

Exterior Square Footage: 2,984 sq ft
Main Mezzanine Storage 1,969 sq ft
Main Mezzanine Storage 193 sq ft
Other Mezzanine Storage 822 sq ft



Other Mezzanine: 822 sq ft
CH: 7.5'



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