

FOR SALE

Unit 8 - 12800 Bathgate Way

RICHMOND, BRITISH COLUMBIA



2,457 SF WAREHOUSE WITH LIVE SEAFOOD TANKS AND EXPORT LICENSE

The Opportunity

This 2,457 sq. ft. unit comprises 1,857 sq. ft. of ground level warehouse space, with 600 sq. ft. of office space situated on the main and upper floors. Located within a well-maintained strata complex, the property offers three parking stalls. Zoned IB1, it allows for a broad range of industrial and commercial uses. Currently used for a seafood wholesale operation, it presents an excellent opportunity for investors or end users seeking a well-located space.

AVAILABLE SPACE

WAREHOUSE 1,857 SF

OFFICE 600 SF

TOTAL AREA 2,457 SF

ASKING PRICE \$1,500,000

TAXES 2025 \$12,746



Features



15' ceiling



3 Phase, 200 amp power



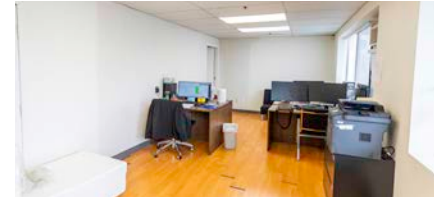
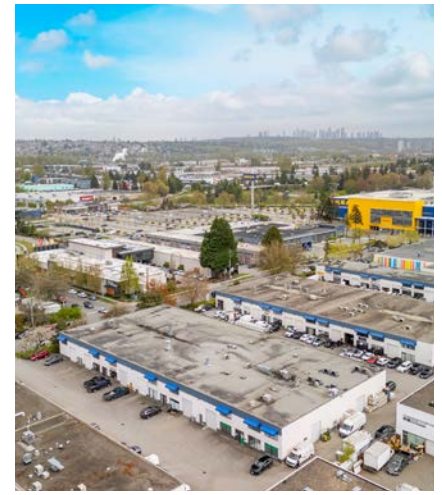
One (1) grade loading



Concrete tilt-up construction



Three (3) parking spaces



Located in the heart of North Richmond, this high-exposure corner property sits at the intersection of Sweden Way and Bathgate Way, just steps from the new IKEA. The strategic location offers convenient access to No. 5 Road and Bridgeport Road, with seamless connectivity to the Knight Street Corridor and the East-West Connector. This allows for efficient access to Downtown Vancouver, Vancouver International Airport and the Canada–U.S. border crossing.

Location



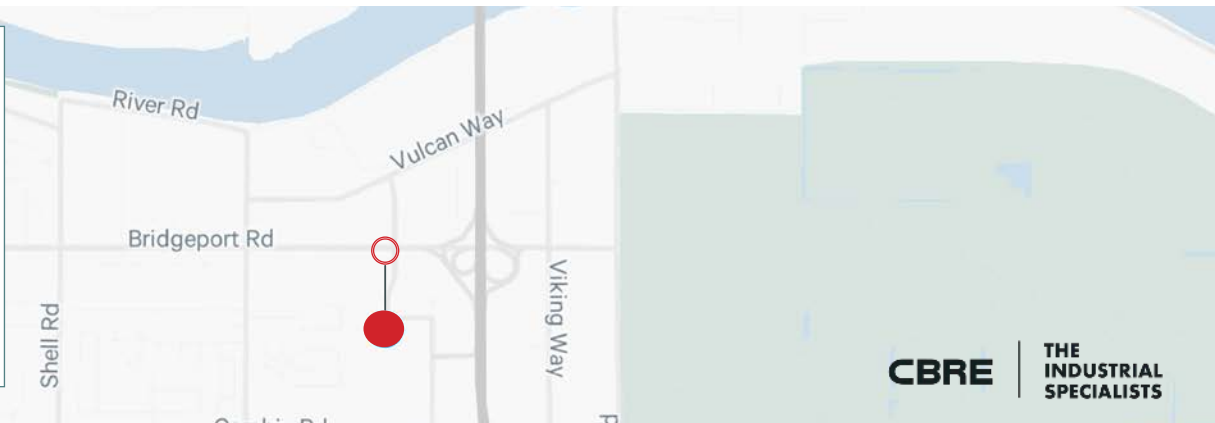
12 mins
drive to YVR



30 mins
drive to Downtown
Vancouver



30 mins
drive to Canada/
US Border



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