

Further Price Reduction

**FOR SALE
BY COURT
ORDER**

11751 Voyageur Way, Richmond

**11,442 SF
Freestanding
Warehouse &
Office Space
fronting
Bridgeport Road**



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Offering Highlights

- ✓ 11,442 square foot freestanding building on a 18,296 square foot (0.42 acre) site
- ✓ Rare location with exposure and frontage to Bridgeport Road
- ✓ Highly desirable existing food and seafood production infrastructure, including freezers and coolers
- ✓ Ground floor production and warehouse area, with a fully finished second floor office and meeting area
- ✓ 12 designated parking stalls and open street parking along Voyageur Way
- ✓ Enclosed and secure yard area
- ✓ 2 Grade level loading doors

Opportunity

For Sale by Court Order: Located in the desirable Bridgeport area of North Richmond, 11751 Voyageur Way (the “Property”) is strategically surrounded by an abundance and variety of retail, service and industrial operators due to the neighbourhood’s unique and irreplaceable zone. The area is rich with home supply operators, food service and supply, automotive services, and major retailers such as Ikea, Staples, Home Depot, McDonald’s, Wendy’s, Triple O’s, Starbucks, and more.

The 0.42 Acre site provides excellent accessibility to major arterial routes leading to the Fraser Valley, the US/Canada border, YVR, Deltaport, and the surrounding municipalities of Burnaby, Vancouver and Delta. The Property’s unique zoning accommodates a wide variety of uses, including but not limited to: Vehicle repair, vehicle paint shop, car wash, recycling depot, restaurant, commercial storage, general industrial, and more.

All offers subject to Court Approval.



Building Features

Features of the available space include:

- 11,442 SF building area
- Two (2) grade loading doors
- 22' ceiling height
- 3 Phase Electrical Service
- Food Processing Room
- Fresh Seafood Storage & Water Tank
- Freezer & Cooler Area
- 12 onsite parking stalls
- Mezzanine level includes:
 - 3,285 SF office with HVAC
 - Kitchenette
 - Conference Room
 - Meeting Rooms
 - Washrooms

Civic Address: 11751 Voyageur Way, Richmond

Legal Address: 003-138-585; LOT 345 SECTION 25 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 62648

Location: Located on the south side of Bridgeport Road, along the Bridgeport commercial corridor in Richmond, with No. 5 Road to the east.

Site Area: 18,296 SF (0.42 Acres)

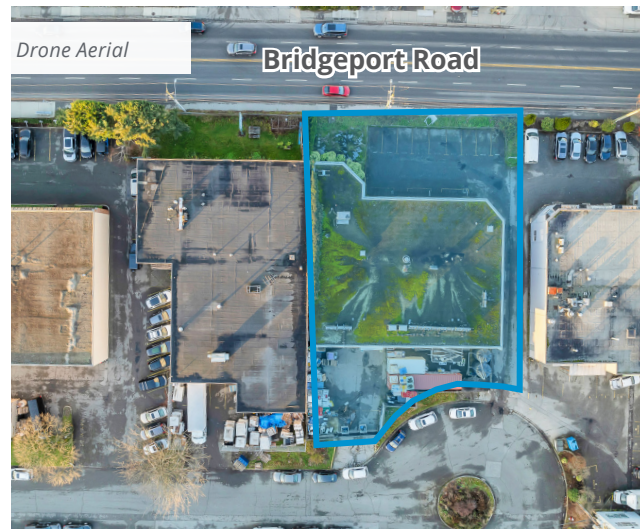
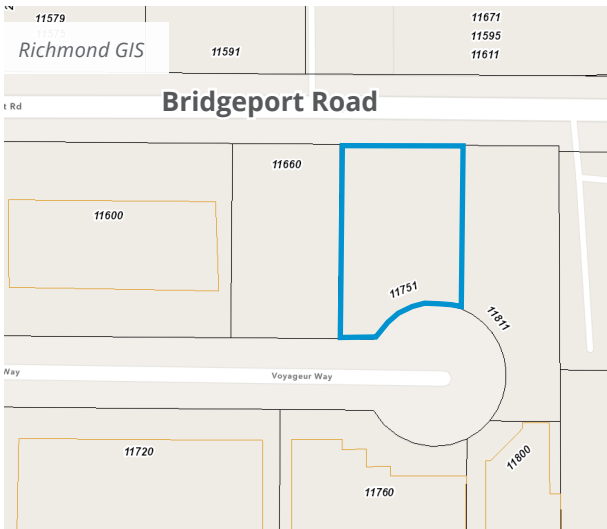
Building Size*:	Ground Floor Warehouse & Production	8,157 SF
	Second Floor Office & Mezzanine	3,285 SF
	Total	11,442 SF

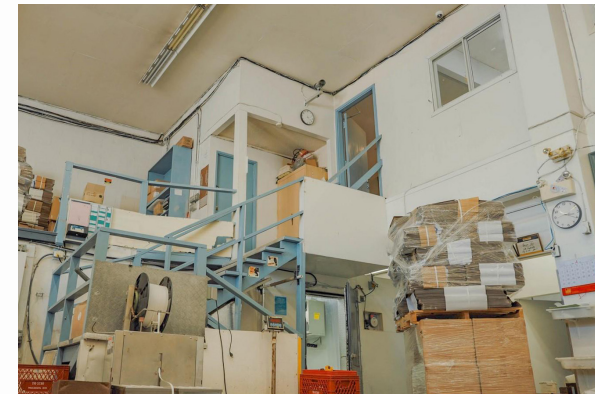
Year Built: 1985

Zoning: ZI16 Light Industrial-Bridgeport Road & Voyageur Way

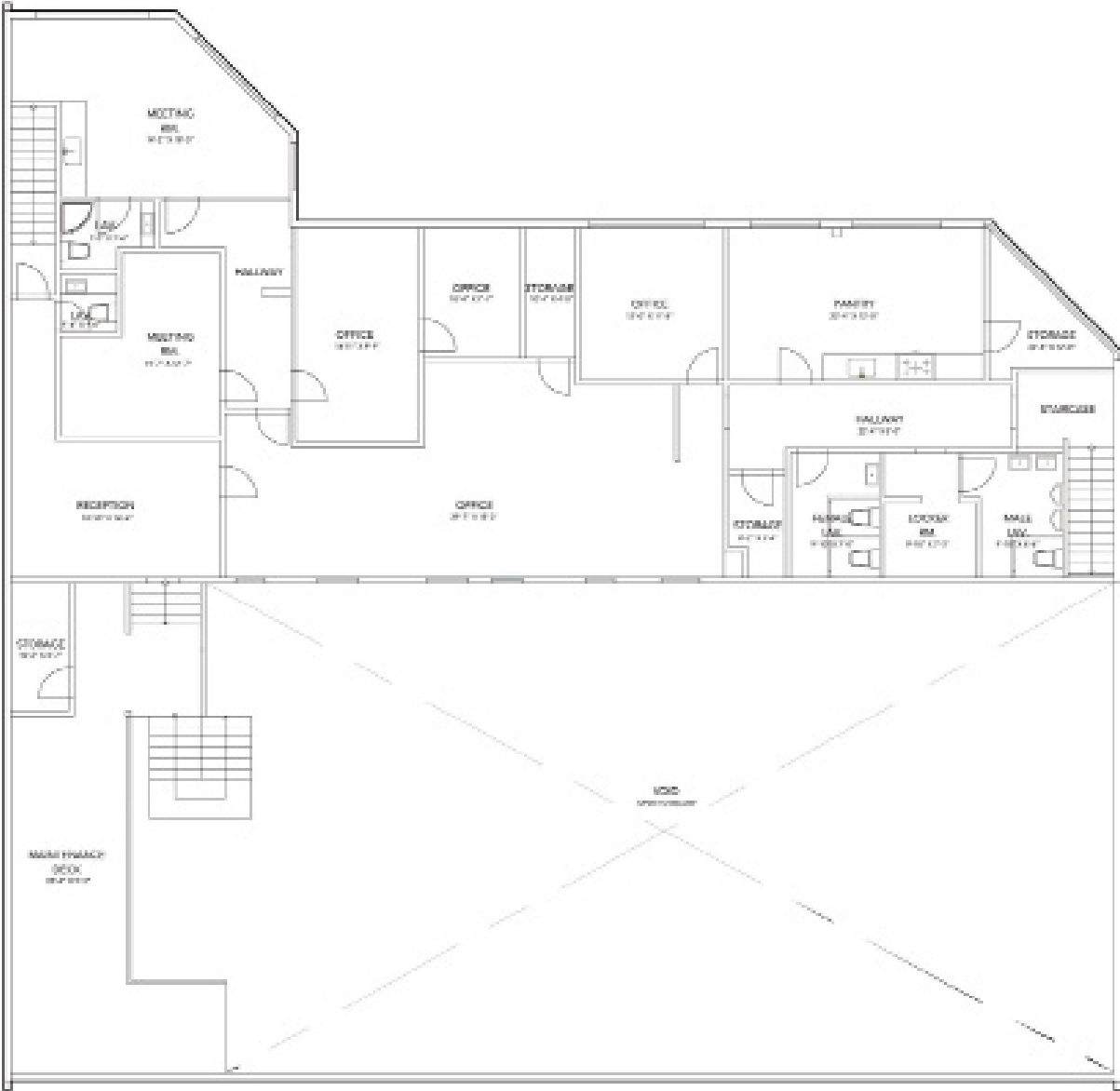
Price: ~~\$6,900,000~~ ~~\$6,700,000~~ ~~\$6,500,000~~ ~~\$6,100,000~~ ~~\$5,900,000~~
NEW PRICE - \$5,700,000

**All Building Areas are approximate*

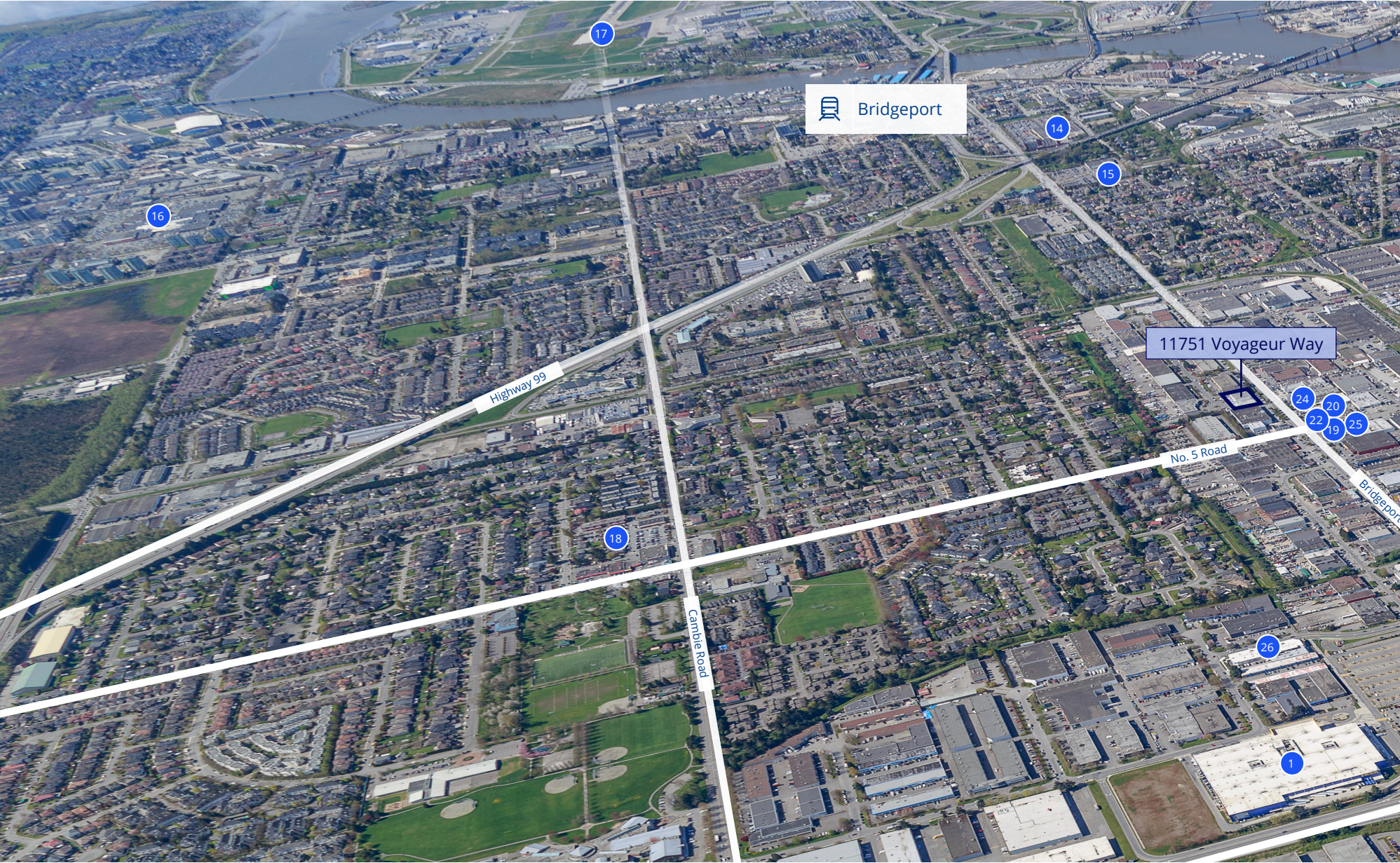


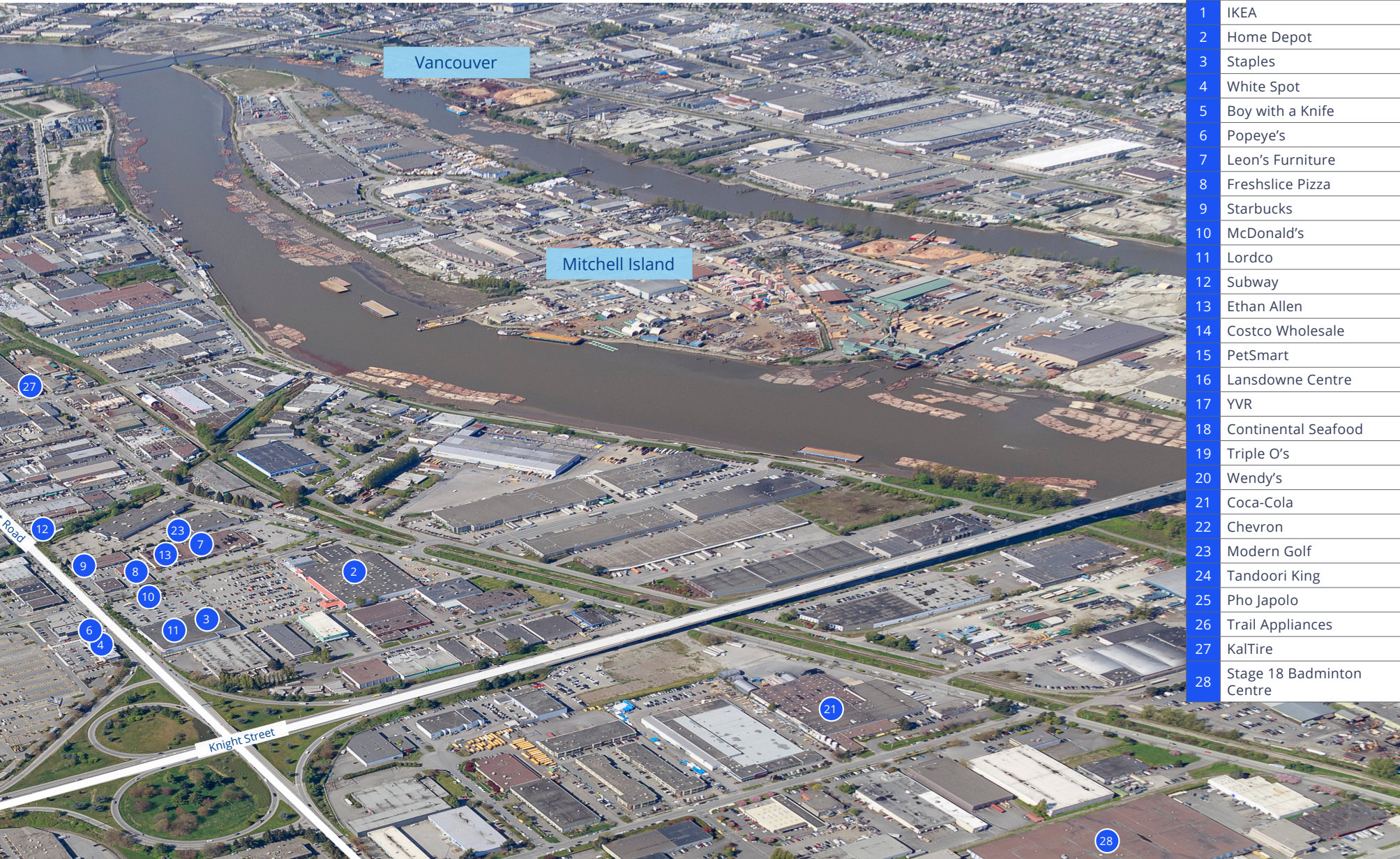
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Second Floor Mezzanine Plan

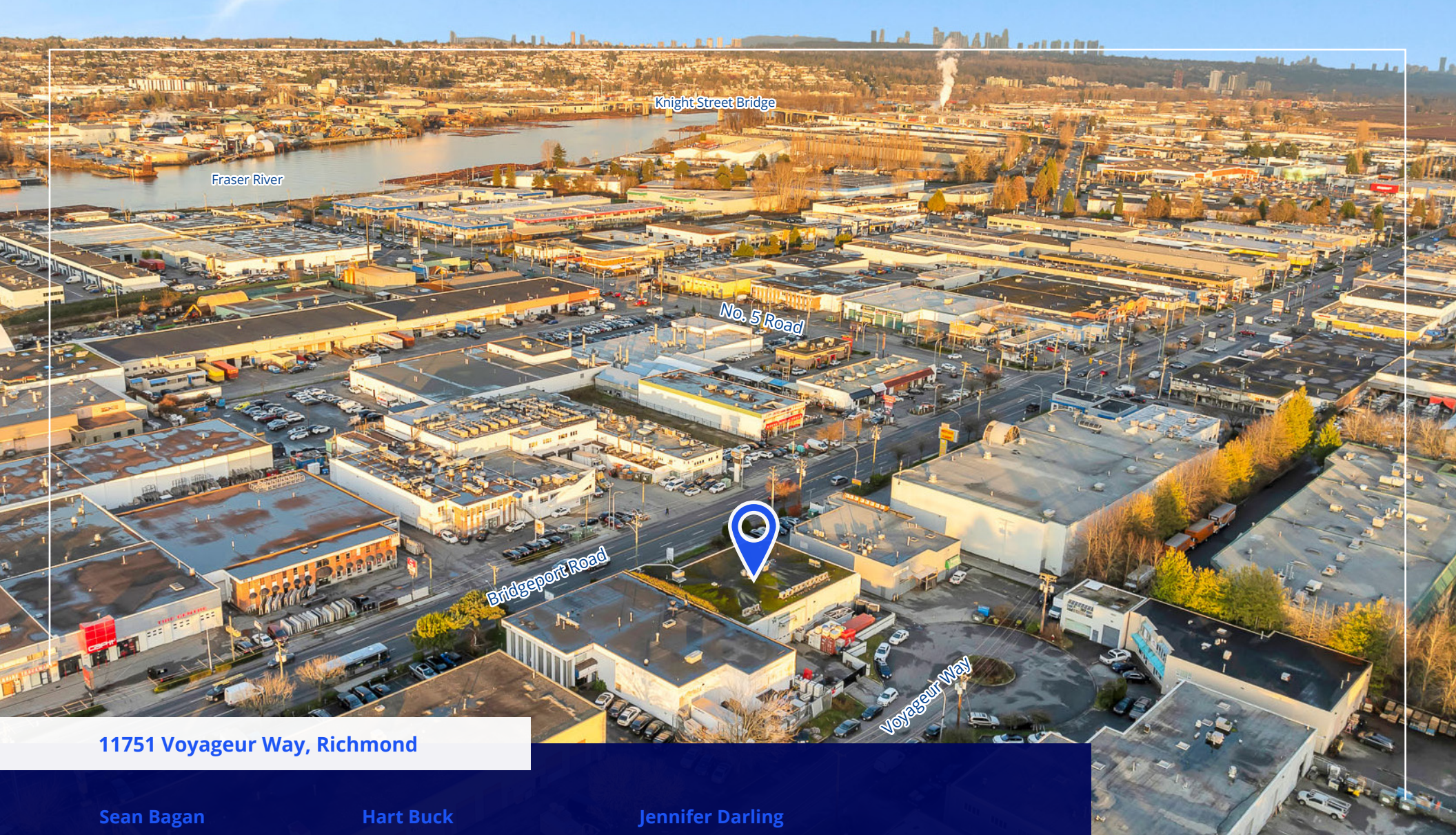


Area Businesses & Amenities





Amenities	
1	IKEA
2	Home Depot
3	Staples
4	White Spot
5	Boy with a Knife
6	Popeye's
7	Leon's Furniture
8	Freshslice Pizza
9	Starbucks
10	McDonald's
11	Lordco
12	Subway
13	Ethan Allen
14	Costco Wholesale
15	PetSmart
16	Lansdowne Centre
17	YVR
18	Continental Seafood
19	Triple O's
20	Wendy's
21	Coca-Cola
22	Chevron
23	Modern Golf
24	Tandoori King
25	Pho Japolo
26	Trail Appliances
27	KalTire
28	Stage 18 Badminton Centre



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