

Major Price Reduction!



Priced \$317,500 under Assessed Value

Units 206 & 208 – 13880 Wireless Way, Richmond, BC

For Sale by Court Order

2,694 SF Side-by-Side Industrial Strata Units

Accelerating success.

Nonie Marler
Associate Vice President
+1 604 754 2199
nonie.marler@colliers.com

Jack Bougie
Associate
+1 604 329 4110
jack.bougie@colliers.com



Property Overview

Strategically situated between Highway 91 and Westminster Highway, and just east of Highway 99, this opportunity offers quick access to major transportation routes, ensuring convenient connectivity throughout Greater Vancouver.

Civic Address:

206 & 208 - 13880 Wireless Way,
Richmond, BC

PIDS:

031-117-007 (Unit 206)
031-117-015 (Unit 208)

Ideal Usage:

Ideally suited for a variety of uses, including automotive enthusiasts, daycare centres, broadcasting services, educational facilities, small-scale auctions, and studios, among others.

Zoning	IB - 1 Industrial Business Park	
Year Built	2020	
Building Area*	Warehouse/Storage	1,741 SF
	Mezzanine	953 SF
	Total	2,694 SF
Approx. Ceiling Height	18' clear	
Loading	2 Grade loading doors	
Power	3-phase power	
Strata Fees	\$1,236 per month (total for both units)	
Sales Price	\$1,299,000 \$1,199,000 \$1,049,000	
Property Tax	\$10,604.26 (2026)	

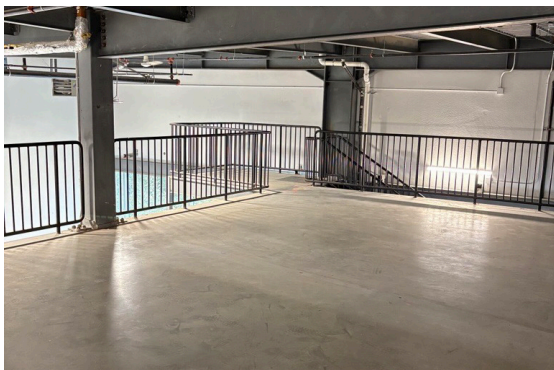
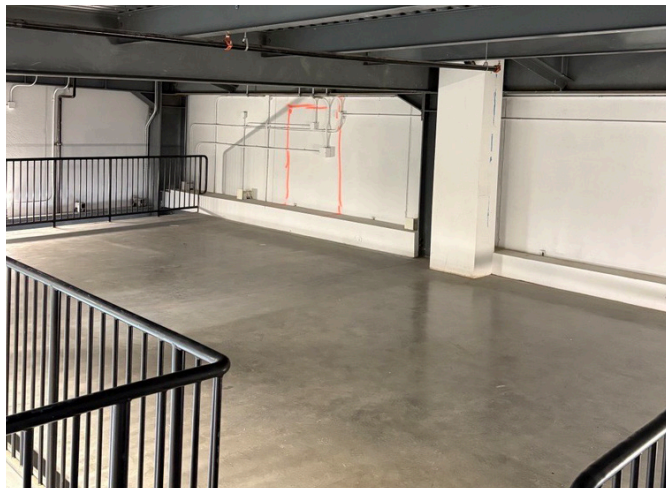
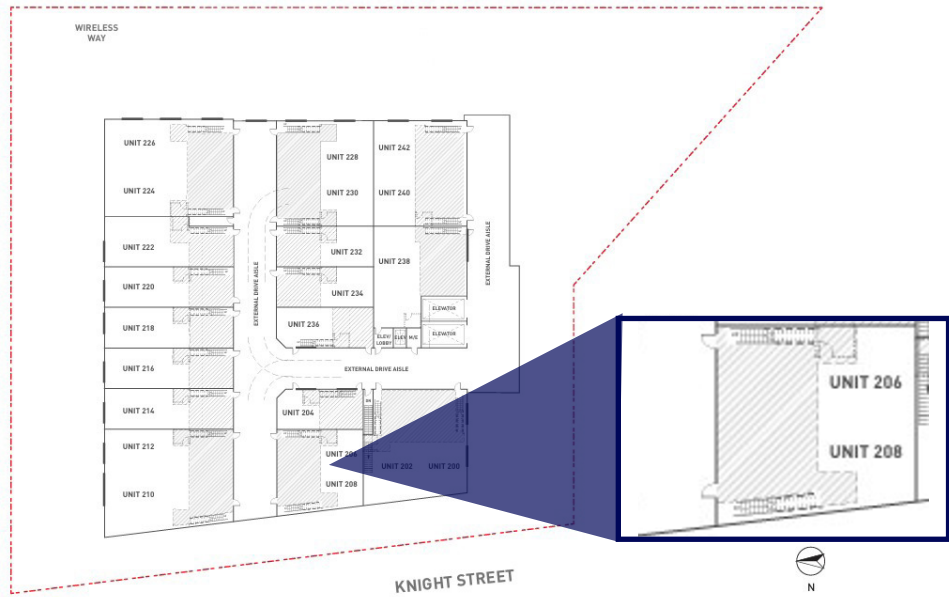
**areas are approximate and should be verified*



Features:

- High ceilings with mezzanine space on second level
- Two adjacent industrial strata units
- Each unit features private washrooms and HVAC systems
- Located within a tech business park in Richmond
- Secured building





Each unit features HVAC systems

Two Adjacent Units

Grade Loading

Delivered in shell condition



Westminster Highway

Knight Street

Nonie Marler
Associate Vice President
+1 604 754 2199
nonie.marler@colliers.com

Jack Bougie
Associate
+1 604 329 4110
jack.bougie@colliers.com



collierscanada.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2026 Vancouver, Colliers Macaulay Nicolls Inc.

Accelerating success.