

**NEW PRICE REDUCTION**

~~\$1,749,000.00~~

**\$1,699,000 (\$454 PSF)**

DESIGN  
& millwork

**YOUR COMPANY LOGO HERE**

**UNIT 1141 - 11871 HORSESHOE WAY  
RIVERSIDE INDUSTRIAL CENTRE  
RICHMOND, BC**

**3,737 SF OFFICE/WAREHOUSE SPACE**

# FOR SALE

## RIVERSIDE INDUSTRIAL CENTRE

UNIT 1141 - 11871 HORSESHOE WAY | RICHMOND, BC

### OPPORTUNITY

Cushman & Wakefield ULC is pleased to present unit 1141 at 11871 Horseshoe Way, conveniently located in Riverside Industrial Centre, a long-standing Richmond node for industrial and commercial businesses and distributors. The subject premises is conveniently next to Highway 99, a major arterial route throughout the lower mainland.

### AVAILABLE AREA

#### Unit 1141

Ground Floor 2,193 SF

Second Floor 1,544 SF

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**TOTAL AVAILABLE AREA \*3,737 SF**

*\* Measurements as per FAB Floor plans*

### PID

018-198-295

### ZONING

IB1 - Industrial Business Park

### YEAR BUILT

1993

### ASKING PRICE

~~\$1,749,000.00~~ \$1,699,000 (\$454 PSF)

### STRATA FEES

\$272.25 Per Month

### GROSS TAXES (2026)

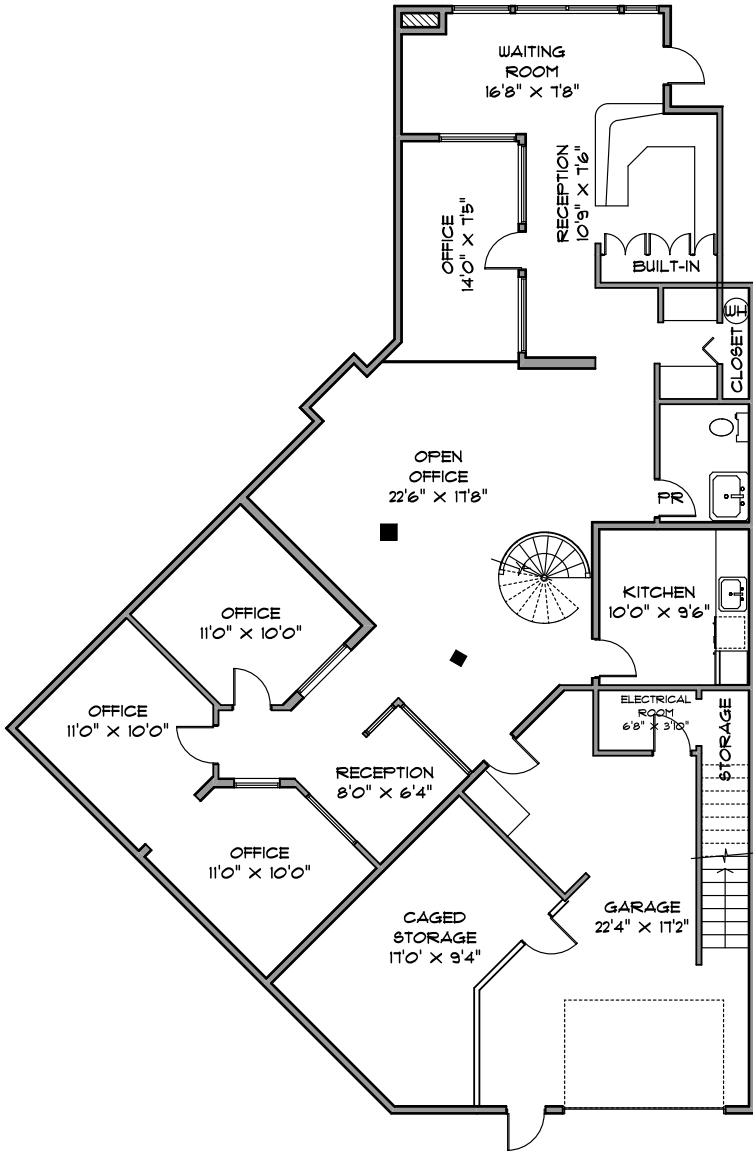
\$11,760.57

### PARKING

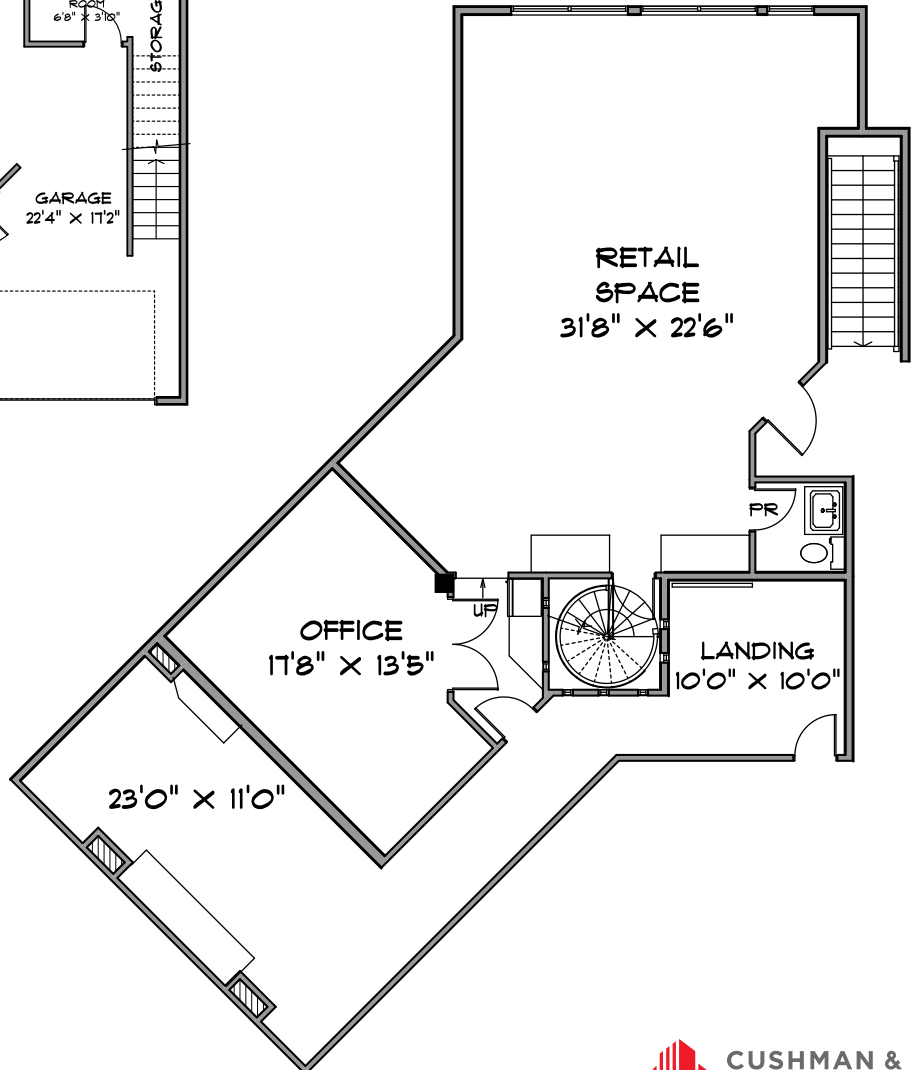
Four (4) dedicated stalls



**MAIN LEVEL: 2,193 SF**

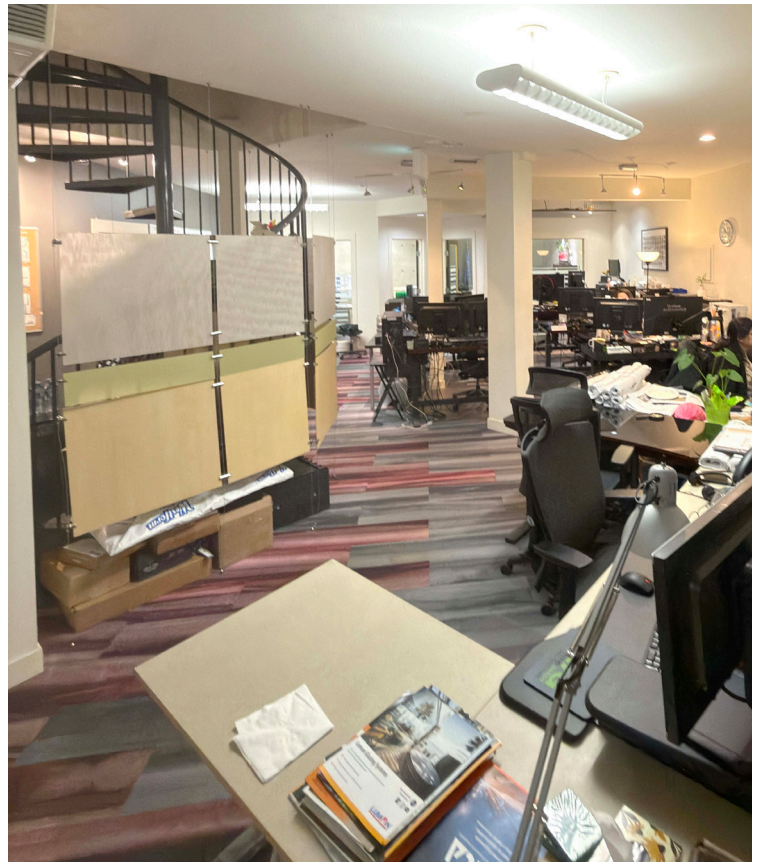
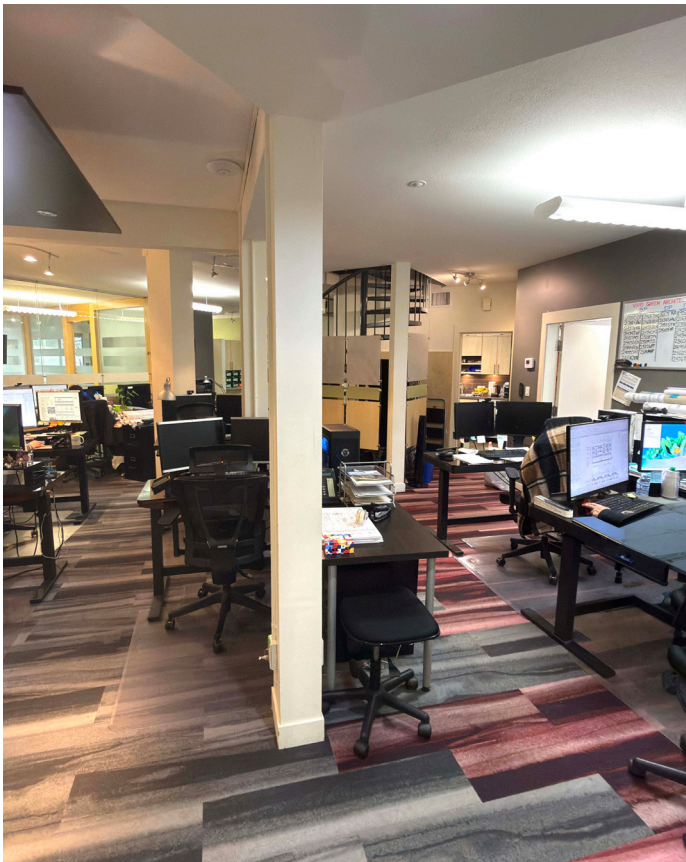


**UPPER LEVEL: 1,544 SF**

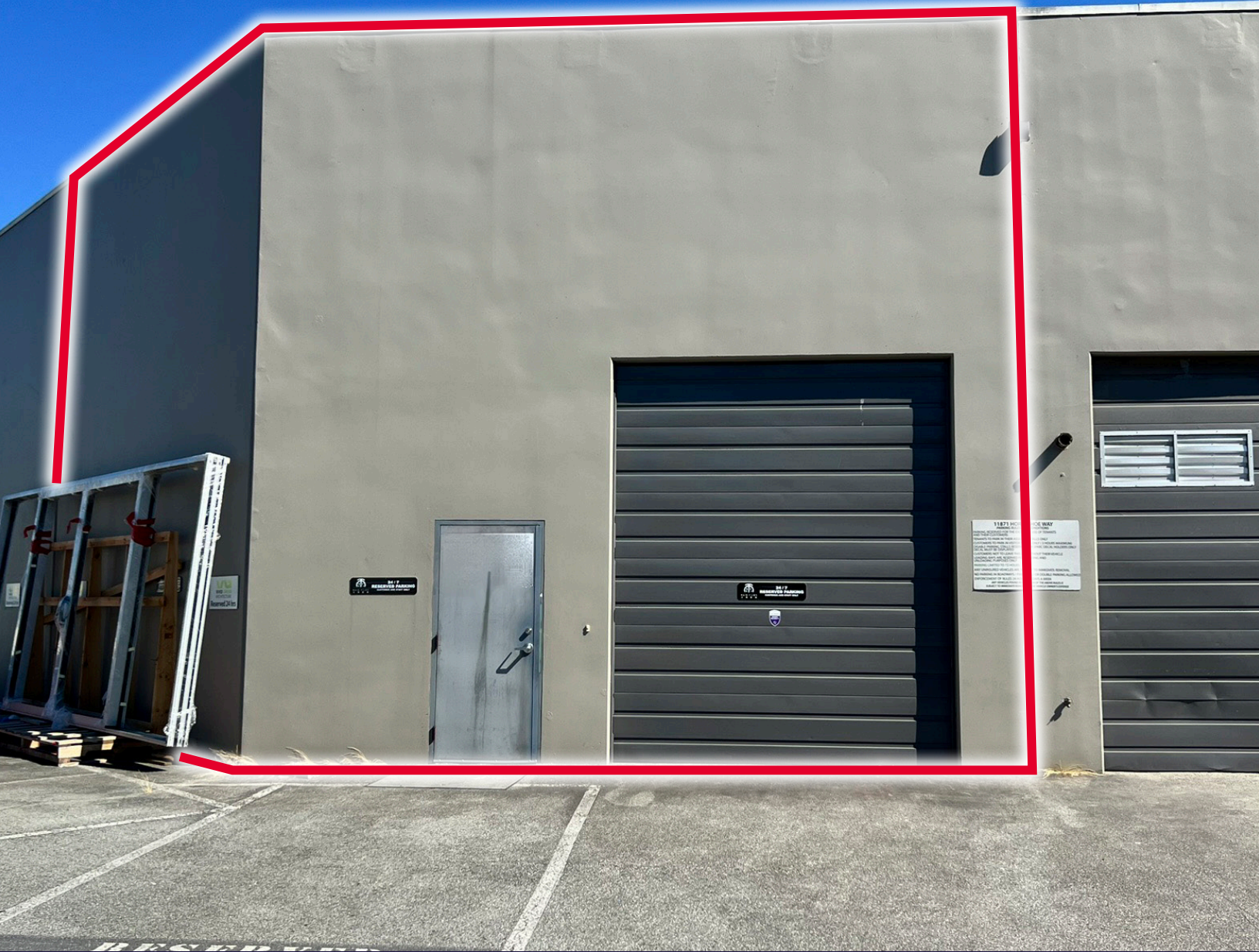


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**RIVERSIDE INDUSTRIAL CENTRE**

UNIT 1141 - 11871 HORSESHOE WAY | RICHMOND, BC







## CONTACT

### **JORDAN SENGARA**

Personal Real Estate Corporation  
Vice President  
+1 604 640 5845  
jordan.sengara@cushwake.com

### **BRANDO RILEY**

Associate  
+1 778 855 7550  
brando.riley@cushwake.com

700 W Georgia Street | Suite 1200  
Pacific Centre, PO Box 10023  
Vancouver, BC V7Y 1A1 Canada  
[cushmanwakefield.com](http://cushmanwakefield.com)