

FOR SALE

11211 BRIDGEPORT ROAD, RICHMOND BC

ALINE SPORTS
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AUTO PARTS
OPEN 7 DAYS

WESTCAN AUTO PARTS
OPEN 7 DAYS

Sherwin-Williams
AUTOMOTIVE FINISHES

CONCEPT FINISHES
SHERWIN-WILLIAMS

Listed Price: **\$5,988,000**

~~\$6,488,000~~



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REMAX
COMMERCIAL®

RE/MAX Lifestyles Realty
20178 96 Ave C100,
Langley Twp, BC V1M 0B2

FOR SALE

11211 BRIDGEPORT RD, RICHMOND BC

OPPORTUNITY

A unique investment opportunity to acquire a fully leased, free standing building with three tenants in a high-exposure location on busy Bridgeport Road. The building generates stable income today, with clear potential for future rental increases, offering both immediate returns and strong long-term value growth.

BUILDING DESCRIPTION

Three fully leased industrial units within a single story building. Features 11 reserved parking stalls and 2 loading bays



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BUILDING DETAILS

Civic Address 11211 Bridgeport Road, Richmond BC

Year Built 1988

Legal Description Parcel 1, Section 24, Block 5 North, Range 6 West, New Westminster. District Reference Plan 77351
PID 010-480-803

Zoning IR1 - Industrial Retail

Land Area 132 Feet of frontage x 132 Feet deep
= 17425 Feet

Total Unit Area 11,105 Square Feet

Property Type Warehouse, Storage

Net Income \$222,649.50 (July 2026)

2024 Annual Property Taxes \$56,419.90 (2025)

Asking Price ~~\$6,488,000~~
\$5,988,000



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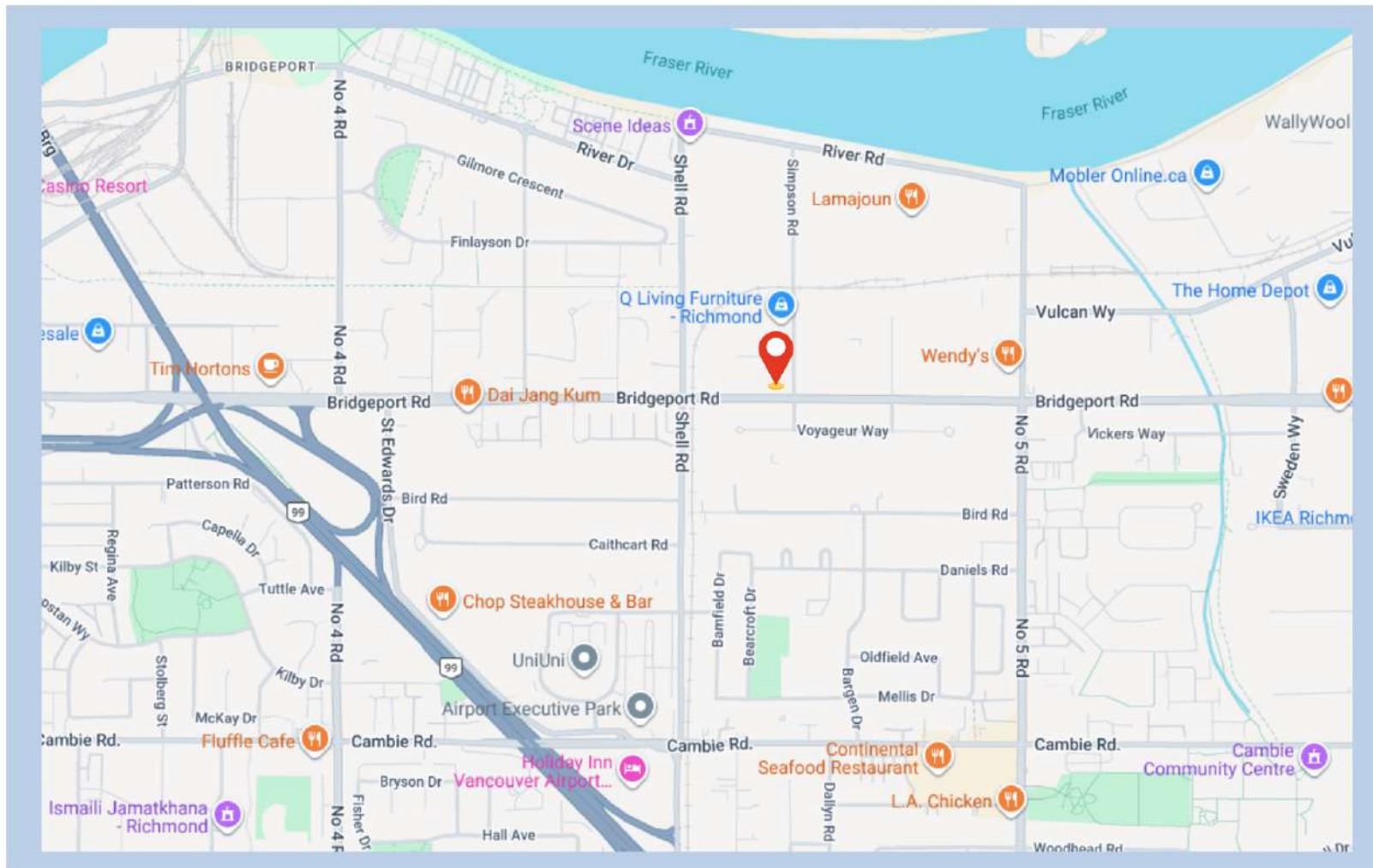
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Located along a high-traffic stretch of Bridgeport Road in North Richmond, between Shell and Simpson Road, this property sits within a mature retail service and industrial hub. Its strategic position provides convenient access to public transit and major transportation routes, while being surrounded by a diverse mix of established businesses. With clear potential for rent growth and long-term appreciation, it represents a compelling opportunity for investors seeking to enhance and scale income over time.

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