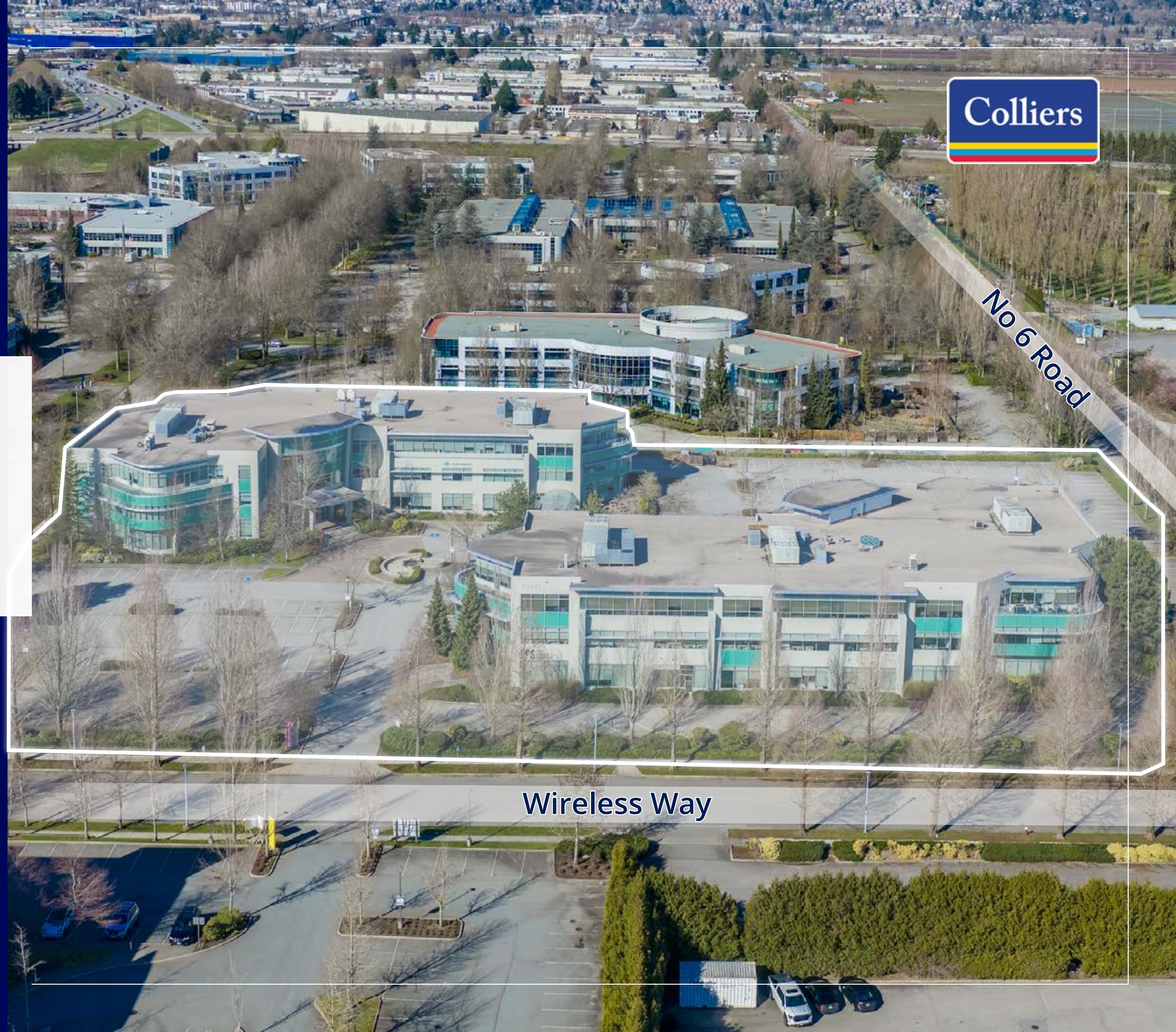


For Sale

Freestanding Office buildings in one of Richmond's well-established business parks

13811 Wireless Way &
5611 No. 6 Road
Richmond, BC

Presented by:
Vancouver & Investment Development Advisors Group
Simon Lim PREC
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The Opportunity

Opportunity to purchase two freestanding buildings with strong long-term income potential in Richmond.



13811 Wireless Way is located in Richmond's Crestwood neighbourhood, one of Metro Vancouver's established business districts. The property offers convenient access to Highway 99, Highway 91, and Knight Street, providing direct connectivity to Vancouver and YVR International Airport.



In-place tenancies provide stable, long term income through 2031, with renewal options extending the investment horizon further



Prominent frontage along Wireless Way and No. 6 Road



351 surface level parking stalls, with additional parking provided by 5611 No. 6 Road



Building signage opportunities in a high-traffic area



Close proximity to Highway 91 and Knight Street Bridge



Building Overview

Salient Facts

Address	13811 Wireless Way & 5611 No. 6 Road, Richmond		
PID	029-214-319; 025-870-211		
Site Size	13811 Wireless Way	5.057 Acres	
	5611 No. 6 Road	0.427 Acres	
	Total	5.484 Acres	
Building Size	13811 Wireless Way	76,984 SF	PCL - 65%, Semtech 35%
	13911 Wireless Way	73,433 SF	Semtech 100%**
	Total	150,417 SF	
Year Built	2000		
Zoning	Z13 Industrial Business Park - Crestwood Area (East Cambie)		
NOI	\$3,109,057*		
Annual Taxes (2025)	\$376,107.67		

*Net of amortization **Sublease shown on rent roll



The Neighbourhood

Richmond

13811 Wireless Way & 5611 No. 6 Road are located in the Crestwood area of North Richmond, a well-established business hub that combines professional offices, light industrial, and service-oriented businesses. The area offers excellent connectivity, with access to Highway 99, Highway 91, Knight Street, and a 20-minute drive to downtown Vancouver and 15 minutes to YVR International Airport.



Distance to Nearby Amenities

20
minutes

to Downtown
Vancouver

15
minutes

to YVR Airport

30
minutes

to U.S. Border



YVR International Airport



Greenacres Golf Course



Cambie Community Centre



Richmond Automall

Building Photos

13811 Wireless Way



Building Photos

13911 Wireless Way





Accelerating success.

Contact us for more information:

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