

The background of the entire image is a photograph of a large, modern industrial building with a grey facade and a prominent red horizontal stripe. The building has large windows and a flat roof. In front of the building is a paved parking lot with several cars parked, including a white van and a dark SUV. There are some green bushes and a small tree in the foreground. The sky is blue with scattered white clouds. The ground appears to be wet, suggesting it might have recently rained.

FOR SALE BY COURT ORDER

Units 12 - 15 - 13511 Crestwood Place, Richmond, B.C.

11,586 SF Corner Strata Units
with **Dock Loading**

Opportunity

To purchase and occupy four combined strata lots in Core Business Park. These combined strata units are located in one of the most coveted business parks in all of North Richmond and have been immaculately maintained.

This is a rare opportunity to plan your business move into this desirable location. The combined properties offer a rare opportunity to acquire 11,586 square feet serviced by four dock level loading doors and ample parking facilities.

Location

This central location just off Viking Way and Bridgeport Road not only offers street presence and amenity-filled surroundings, but also ensures quick access to all areas of Metro Vancouver via Knight Street, Bridgeport Road, and Highways 91/99. There is a bus stop located at the property for easy employee commuting.

Demise Capabilities

The four strata lots were originally designed to function as independent units. This layout offers a buyer the flexibility to occupy a portion of the space and lease the remaining area to a tenant, while retaining control of the leased area for future business expansion.

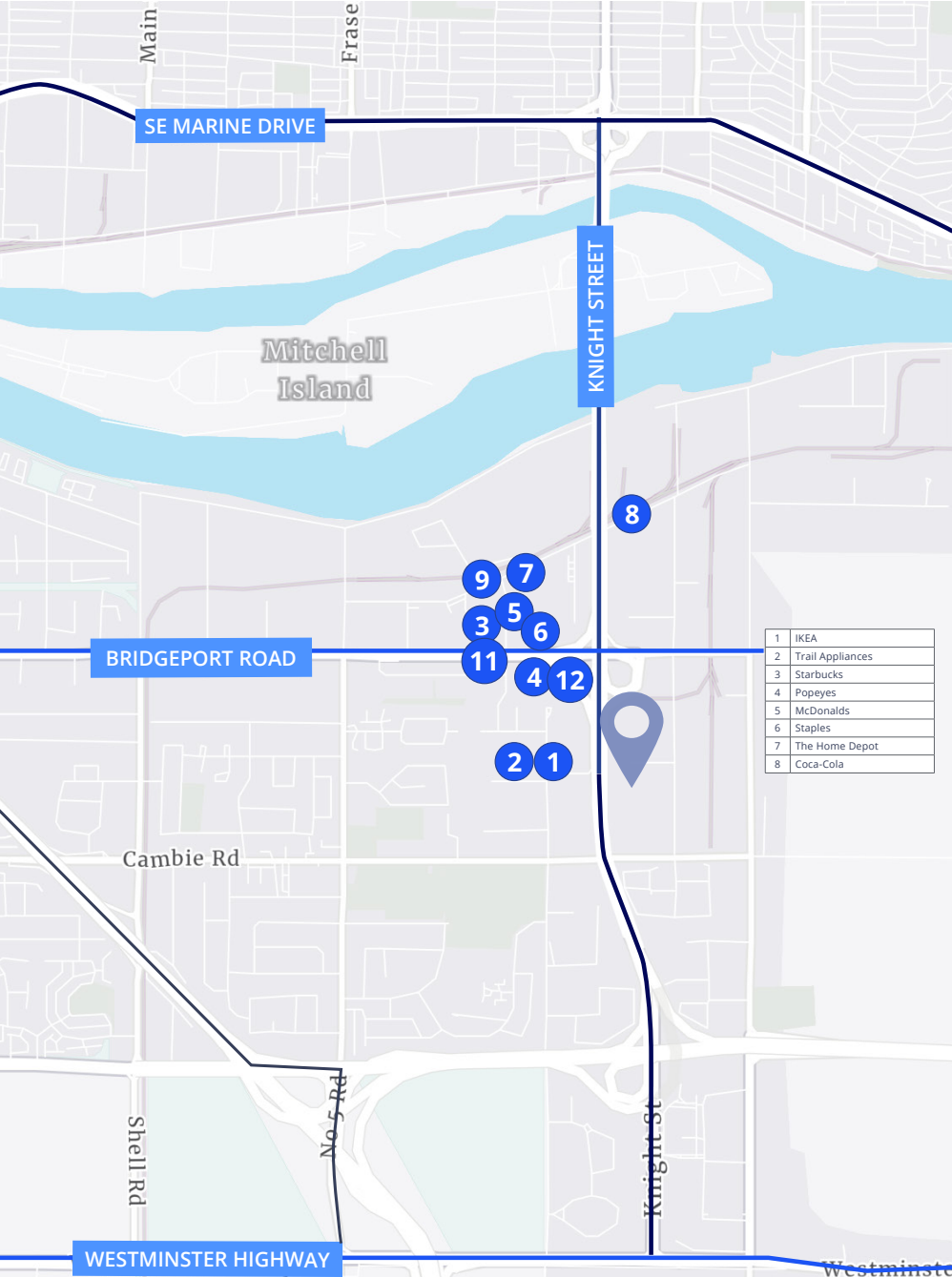


Property Details

13511 Crestwood Place

Municipal Address:	Units 12 - 15 13511 Crestwood Place, Richmond		
Building Area*	Office	3,920 SF	
	Warehouse	7,666 SF	
	TOTAL	11,586 SF	
Ceiling Height	16' ceiling height in warehouse		
Loading	Four (4) dock loading doors, two (2) with levellers		
Features	<ul style="list-style-type: none"> Independent strata building, with ownership equivalent to approximately 23.6% unit entitlement Fully sprinklered 16 dedicated parking stalls, 9 visitor stalls directly out front, 7 unofficial parking stalls in the loading court and free street parking 70' loading court from the building to property line 		
	Zoning	IB1 (Industrial Business Park)	
	Asking Price	\$6,085,000 (\$525 PSF) All offers are subject to court approval	
	Property Taxes	\$44,190.65 (2025)	

* all areas are approximate and to be verified by the purchaser





FOR SALE BY COURT ORDER

11,586 SF Corner Strata Units with Dock Loading | Units 12 – 15 – 13511 Crestwood Place, Richmond, B.C.

Sean Bagan

Personal Real Estate Corporation
Senior Vice President
+1 604 790 7204
sean.bagan@colliers.com

Jack Hall

Senior Associate
+ 1 604 351 8947
jack.hall@colliers.com

Jennifer Darling

Associate Vice President
+ 1 604 694 7271
jennifer.darling@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers Canada | Vancouver

Colliers Maccaulay Nicolls Inc.
1067 West Cordova St., Suite 1100
Vancouver, BC V6C 1C7
+1 604 681 4111

collierscanada.com