

2 - 12671 BATHGATE WAY, RICHMOND

4,461 SF UNIT, IB1 ZONED FOR LIGHT MANUFACTURING & STORAGE

**FOR
SALE/
LEASE**



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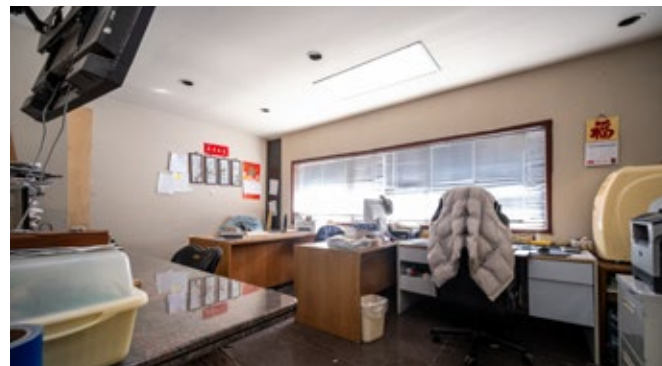
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OVERVIEW

The subject property consists of 4,461 square feet of industrial space, zoned IB1 to allow for a versatile range of industrial and business uses including light manufacturing and storage. The unit is currently configured for light manufacturing and features a dock loading door, 3,117 square feet of open warehouse space, and 308 square feet of office on the main floor. The second floor consists of 1,036 square feet of built-out office space, including one enclosed office, a large open office or boardroom area, a break room with kitchenette, and a washroom. The main floor also includes a front office, a workshop, and a second washroom. The unit is improved with a 2-tonne overhead crane, which can be included.



PROPERTY HIGHLIGHTS



1 front dock loading bay



Majority open warehouse on main floor



Configured for light manufacturing, with 2-tonne overhead crane



Minutes from Highway 91, Knight Street, and Oak Street

TOTAL SIZE
+/- 4,461 SQFT

PARKING
4 Stalls

ZONING
IB1

YEAR BUILT
1980

PROPERTY TAXES
\$16,077.02

PID
001-869-167

LEGAL DESCRIPTION
STRATA LOT 2 SECTION 30 BLOCK 5 NORTH
RANGE 5 WEST NEW WESTMINSTER DISTRICT
STRATA PLAN NW1653 TOGETHER WITH AN
INTEREST IN THE COMMON PROPERTY IN
PROPORTION TO THE UNIT ENTITLEMENT OF
THE STRATA LOT AS SHOWN ON FORM 1

LEASE RATES

BASIC RENT
\$16.00/FT

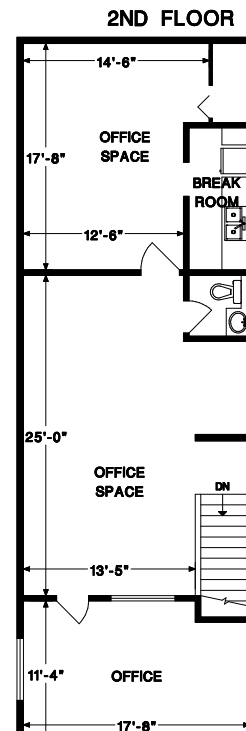
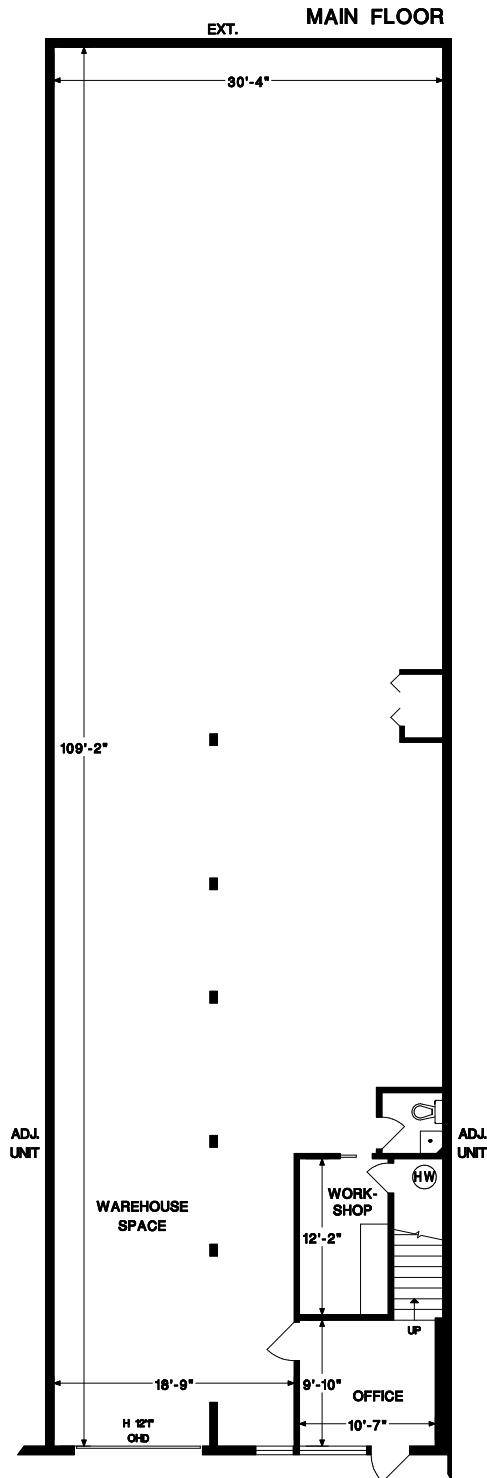
ADDITIONAL RENT
\$5.27/FT

AVAILABILITY
Minimum 90 day notice

SALE DETAILS

STRATA FEES
\$339.04

PRICE
\$2,097,000 (\$470psf)



SIZE BREAKDOWN

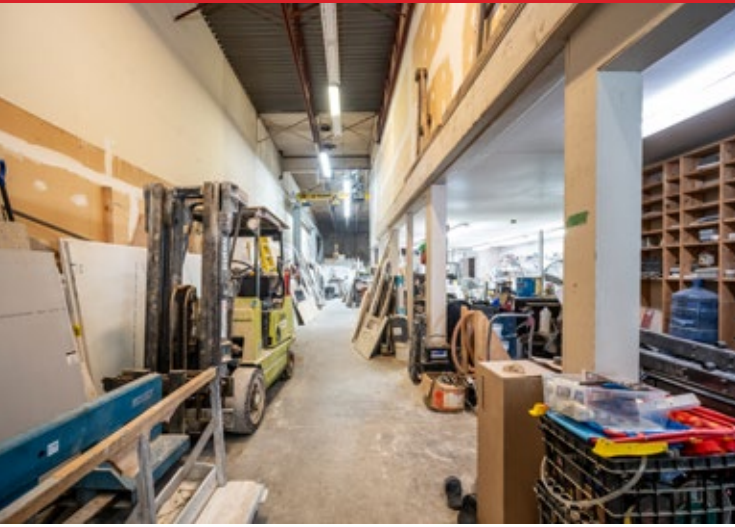
Main Floor Warehouse
+/- 3,117 SQFT

Main Floor Office
+/- 308 SQFT

Second Floor Office
+/- 1,036 SQFT

Total Area
+/- 4,461 SQFT

Measurements are approximate and shall be verified by the Tenant or Buyer if deemed important.









ACCESSIBILITY & DRIVE TIMES



KNIGHT ST › 2 MIN DRIVE ›

HWY 99 › 11 MIN DRIVE ◀

OAK ST › 8 MIN DRIVE ◀

YVR AIRPORT › 13 MIN DRIVE ▼

BRIDGEPORT STATION › 9 MIN DRIVE ◀

DOWNTOWN VANCOUVER › 31 MIN DRIVE ▲



DRIVE TIMES

LOCATION

The subject property is located in North Richmond, with convenient access to Highway 91, Knight Street, and Oak Street. This central location offers excellent connectivity to Metro Vancouver, YVR Airport, and key transportation corridors, making it ideal for businesses requiring efficient distribution and access to regional logistics hubs.

SURROUNDING AMENITIES

Restaurants

- + Wendy's
- + Triple O's
- + Tandoori King Kitchen & Bar
- + Peaceful Restaurant
- + River Road Café
- + Starbucks
- + Ba Le Deli & Bakery (Richmond)
- + McDonald's
- + Popeyes Louisiana Kitchen
- + White Spot Sweden Way
- + Freshslice Pizza
- + Lotus Restaurant
- + Continental Seafood Restaurant
- + Domino's Pizza
- + Church's Chicken
- + Tandoori Kona Restaurant
- + Himalaya Restaurant
- + L.A. Chicken
- + Lucky Joy Restaurant
- + Pizza 64

Retail

- + Shoppers Drug Mart
- + Enterprise Rent-A-Car
- + Sentinel Storage - Richmond
- + Sherwin-Williams Paint Store
- + Cap-it Richmond
- + Westline Floors
- + Richmond Auto Glass
- + 1010TIRES.COM - Richmond
- + Tile Town
- + Jordans Home
- + Lordco Auto Parts
- + Staples
- + The Home Depot
- + Ethan Allen
- + IKEA Richmond
- + JYSK Richmond - Jacombs Rd
- + Trail Appliances - Richmond

Parks & Schools

- + King George Park Playground
- + Mitchell Neighbourhood School Park

Services

- + Scotiabank
- + Chevron - Gas Station
- + RBC Royal Bank
- + Richmond Public Library: Cambie Branch
- + RBC Royal Bank
- + CEFA Early Learning Richmond
- + Richmond Sports and Fitness
- + Cambie Community Centre

FOR MORE INFORMATION CONTACT

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