

FOR SALE

UNITS 1 & 2 12331 BRIDGEPORT ROAD

RICHMOND, BRITISH COLUMBIA



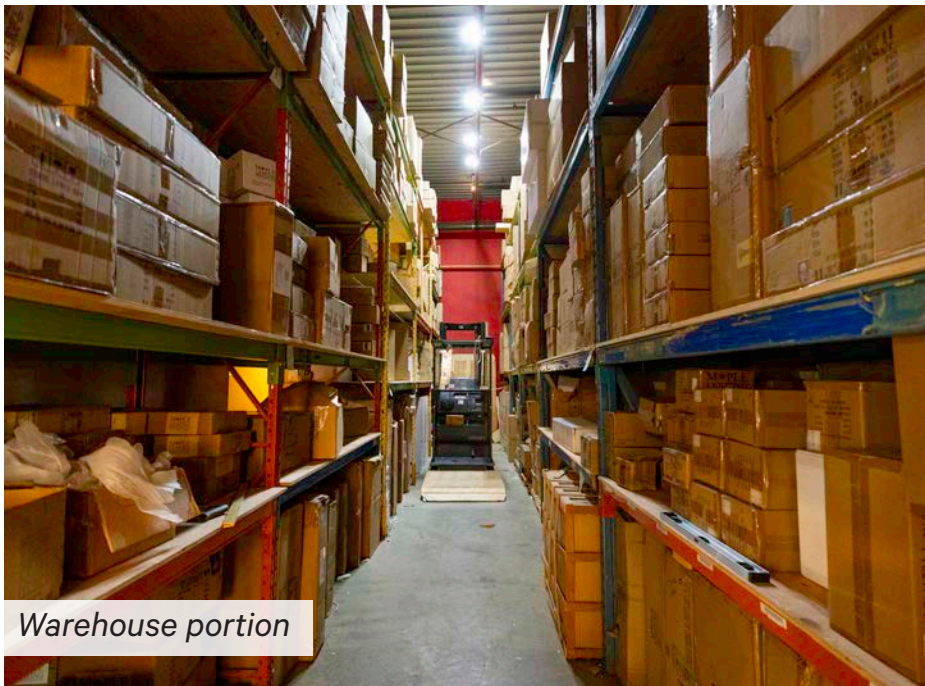
**8,034 SF CORNER RETAIL SHOWROOM & WAREHOUSE OPPORTUNITY
WITH FRONTAGE ALONG BRIDGEPORT ROAD**

CBRE

THE
INDUSTRIAL
SPECIALISTS



Retail portion



Warehouse portion

Opportunity

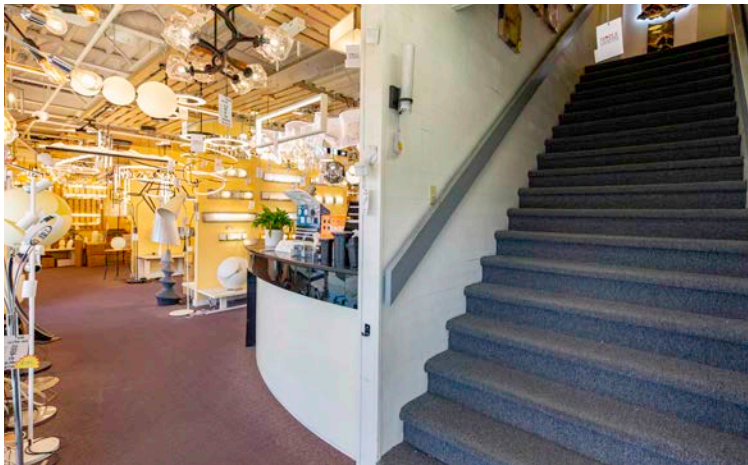
Two strata units totalling 8,034 SF, zoned for industrial retail use and well-suited for a range of business operations. The property offers ample parking, grade-level loading, and prominent frontage along the busy Bridgeport Road retail strip, delivering strong exposure and accessibility. Vacant possession allows for immediate occupancy, making this an ideal opportunity for both owner-users seeking a well-located asset in a high-demand location.

Property Details

ZONING	IR1 - Industrial Retail	
LOADING DOORS	1 grade	
CEILING HEIGHT	20'	
UNIT SIZE	Unit 1	5,355 SF
	Unit 2	2,679 SF
	Total	8,034 SF
PARKING	15 exclusive parking stalls + additional shared parking	
SALE PRICE	\$5,388,000	
OCCUPANCY	Vacant possession	

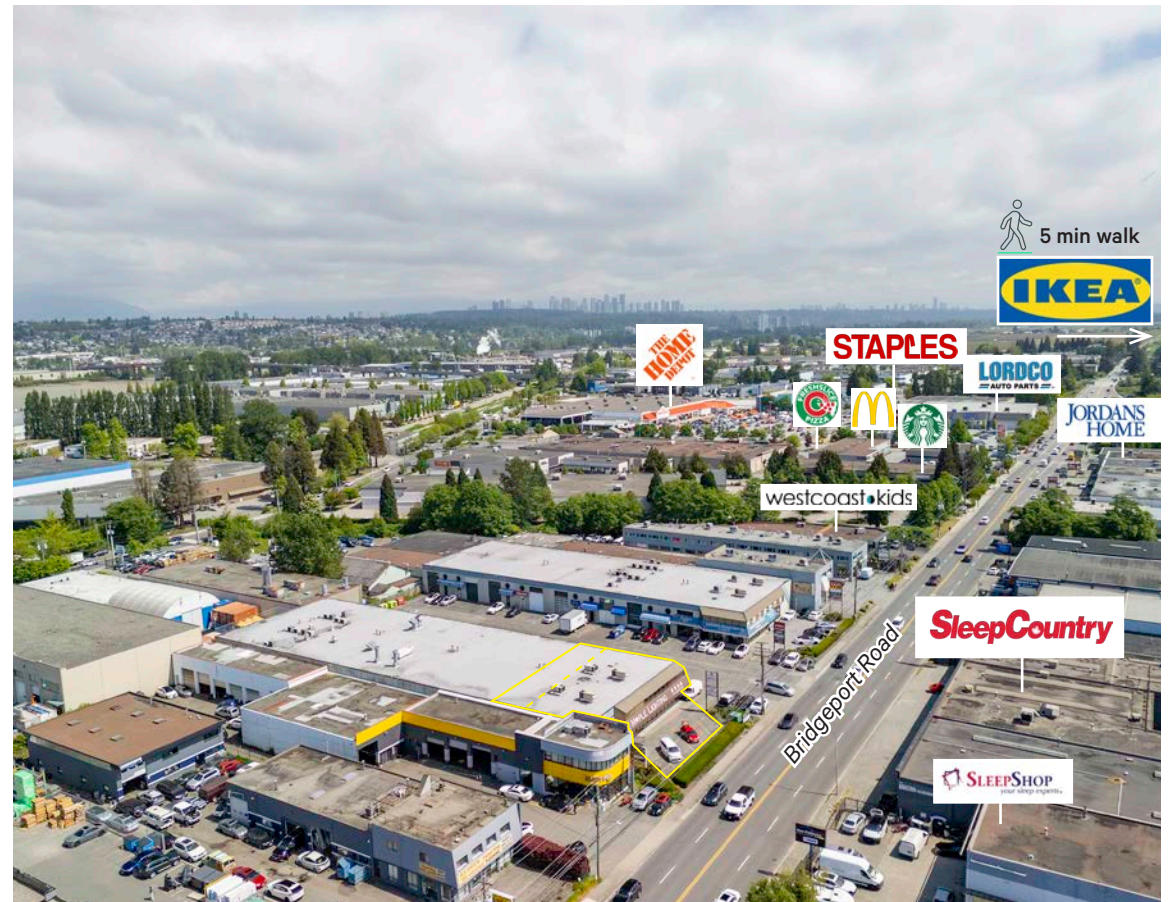
Features

- + Excellent frontage along Bridgeport Road
- + Multiple washroom locations on ground and second level
- + Multiple access points and ability for multi-tenancy
- + Lots of natural light
- + Prominent signage on sign post



12331 Bridgeport Road is located in the heart of Richmond's highly desirable Bridgeport industrial corridor. Positioned on the north side of Bridgeport Road between No. 5 Road and Knight Street, the property benefits from exceptional connectivity and exposure along one of North Richmond's primary arterial routes. The location provides seamless access to major transportation infrastructure, including Highways 91 and 99, the Knight Street Bridge, and the Oak Street Bridge, offering efficient connections throughout Metro Vancouver.

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Drive Times



27
MINUTES TO
DELTAPORT

14
MINUTES TO
RICHMOND CC

12
MINUTES TO
YVR AIRPORT

30
MINUTES TO
SURREY CC

Connect with us for more information

JOEL BARNETT

Personal Real Estate Corporation
Executive Vice President
Industrial Properties Group
604 662 5570
joel.barnett@cbre.com

STEVE BROOKE

Personal Real Estate Corporation
Executive Vice President
Industrial Properties Group
604 662 5147
steve.brooke@cbre.com

ALEX MEI 梅嘉俊

Personal Real Estate Corporation
Vice President
Industrial Properties Group
778 788 3106
alex.mei@cbre.com

theindustrialspecialists.com
@theindustrialspecialists

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CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC V6E 0C3 | cbre.ca

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