

2025 & 2030 2633 SIMPSON ROAD, RICHMOND

6,314 SF WAREHOUSE WITH REAR GRADE LOADING AND LIVE SEAFOOD IMPROVEMENTS

**FOR
SALE**



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Food grade infrastructure in place: coolers, freezers, floor trenching, and FRP walls



Two 10' x 12' rear grade level loading doors, plus two loading stalls



Nine (9) parking spaces



Concrete tilt-up construction

2025 & 2030 2633 Simpson Road, Richmond

An opportunity to acquire two adjoining strata warehouse and office units totalling $\pm 6,314$ SF in a concrete tilt-up business complex in Richmond's Bridgeport industrial node. The offering comprises $\pm 3,266$ SF of warehouse and $\pm 3,048$ SF of finished office, a fair office component alongside functional manufacturing area. The warehouse is serviced by two 10' x 12' rear grade level loading doors and the building carries nine designated parking stalls and two loading stalls. Zoning is IL (Light Industrial), which accommodates a broad range of warehousing, distribution, light manufacturing, and service uses. The units are offered with substantial seafood manufacturing infrastructure such as fish tanks, cooler, freezer, sinks, floor trenching, and fibreglass reinforced panels.

Salient Facts

SIZE BREAKDOWN Warehouse: ± 3,266 SF
Office: ± 3,048 F
Total: ± 6,314 SF

ZONING IL (Light Industrial)

PARKING 9 stalls + 2 loading stalls

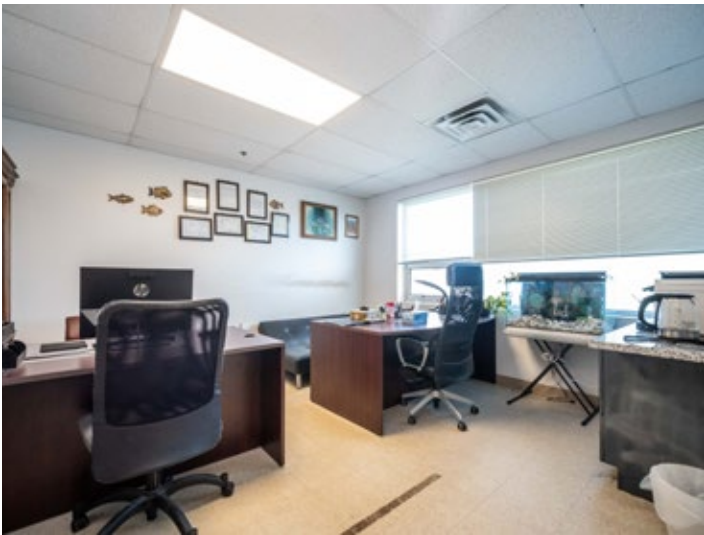
POWER 3 Phase Power

PID 028-057-961
028-057-970

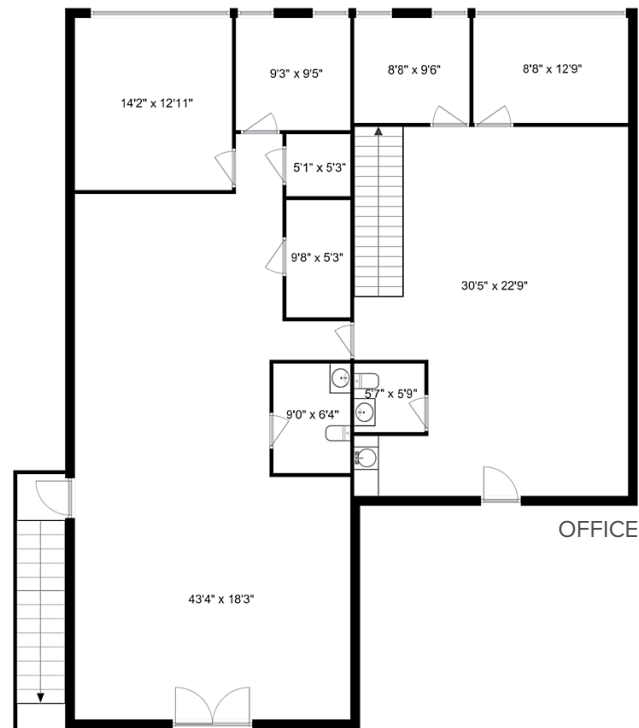
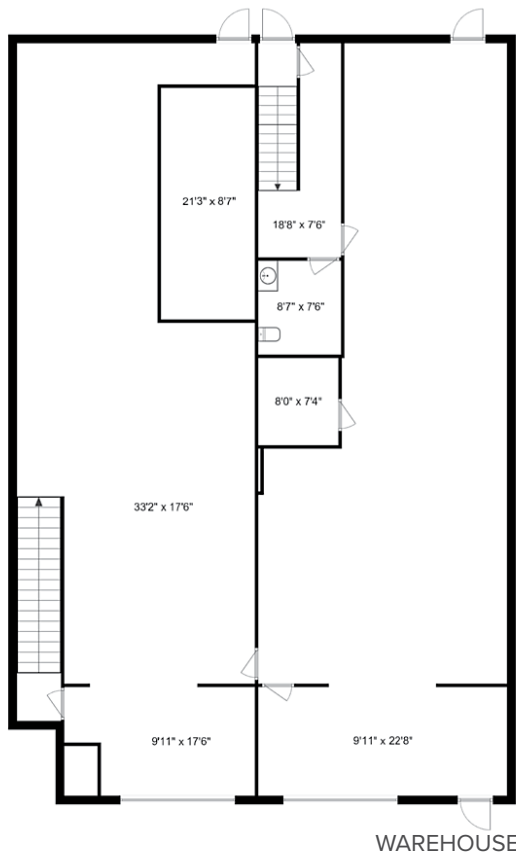
LEGAL DESCRIPTION STRATA LOT 45 & 46, BLOCK 5N, PLAN BCS2997, SECTION 24, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PROPERTY TAXES \$31,203.70

PRICE \$3,535,000



Floorplans



Disclaimer: Measurements are approximate and shall be verified by the Seller if deemed important.

Equipment List

Unit 2030

- + 5 fish tank systems, 5,000 lb capacity, one 12 ft tank with 3 tiers per set, each set with one 5-6 phase cooler, air pumps, one water pump and thermometers
- + Walk in cooler
- + Scale, up to 5,000 lb capacity
- + Floor drains
- + Sink

Unit 2025

- + 3 fish tank systems, 5,000 lb capacity, two 10 ft tanks with 3 tiers per set, each set with one 5-6 phase cooler, air pumps and one water pump
- + Walk in freezer
- + 2 sinks
- + Floor drains





ACCESSIBILITY & DRIVE TIMES

KNIGHT ST > 10 MIN DRIVE <

HWY 91/99 > 8 MIN DRIVE <

OAK ST > 8 MIN DRIVE <

YVR AIRPORT > 9 MIN DRIVE <

BRIDGEPORT STATION > 15 MIN DRIVE <

DOWNTOWN VANCOUVER > 36 MIN DRIVE ^

Richmond's Bridgeport

The property is located in the Bridgeport and Shell area of northeast Richmond, one of the region's most centrally positioned light industrial pockets and a consistently tight submarket for small bay strata product. Knight Street Bridge, Highway 99, and the Highway 91 connector are all within minutes, giving users direct access to Vancouver, Burnaby, Delta, and the Fraser Valley, while Vancouver International Airport and the city centre are a short drive away. The surrounding area offers a full range of amenity for staff, and Bridgeport Canada Line Station provides transit access for employees commuting from across Metro Vancouver.

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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