

**AVISON
YOUNG**

For Sale or Lease

#1125 - 13700 Mayfield Place
Richmond, BC

ASKING PRICE REDUCED



Rare small-bay industrial
unit with dock loading

Gord Robson*, Principal
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**Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
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Property details

PIDS

023-358-467

UNIT SIZE

Mezzanine	1,051 sf
Warehouse	2,136 sf
Total	3,187 sf

ZONING

IB-1 (Industrial Business Park)

YEAR BUILT

1996

PROPERTY TAXES (2024)

\$14,570.61

STRATA FEES

\$686.52 +/- per month inclusive of garbage and recycling

SALE PRICE

\$1,832,525

LEASE RATE

\$22.00 PSF

AVAILABILITY








Immediate

Opportunity

Avison Young is pleased to present the opportunity to acquire or lease a small-bay industrial strata unit. The unit consists of 3,187 sf of warehouse and mezzanine space and is centrally located in Richmond.

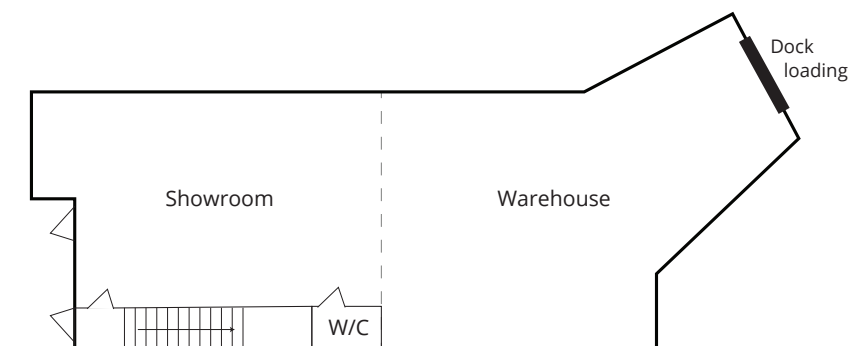
The property is located within the Crestwood industrial neighbourhood of Richmond, just east of Knight Street. This central location provides easy access to Vancouver, Highway 91, Highway 99, and the Vancouver International Airport (YVR).

Unit highlights

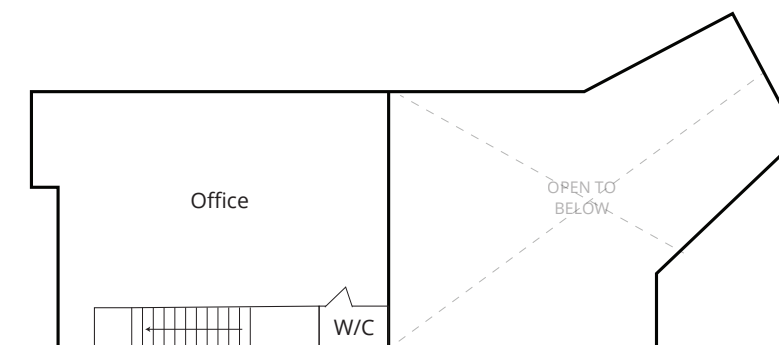
-  One (1) dock loading door
-  Dock leveller
-  21' clear ceiling height
-  Open concept office space
-  Three (3) dedicated parking stalls
-  Ample visitor parking
-  Two (2) washrooms

Floorplan*

MAIN FLOOR

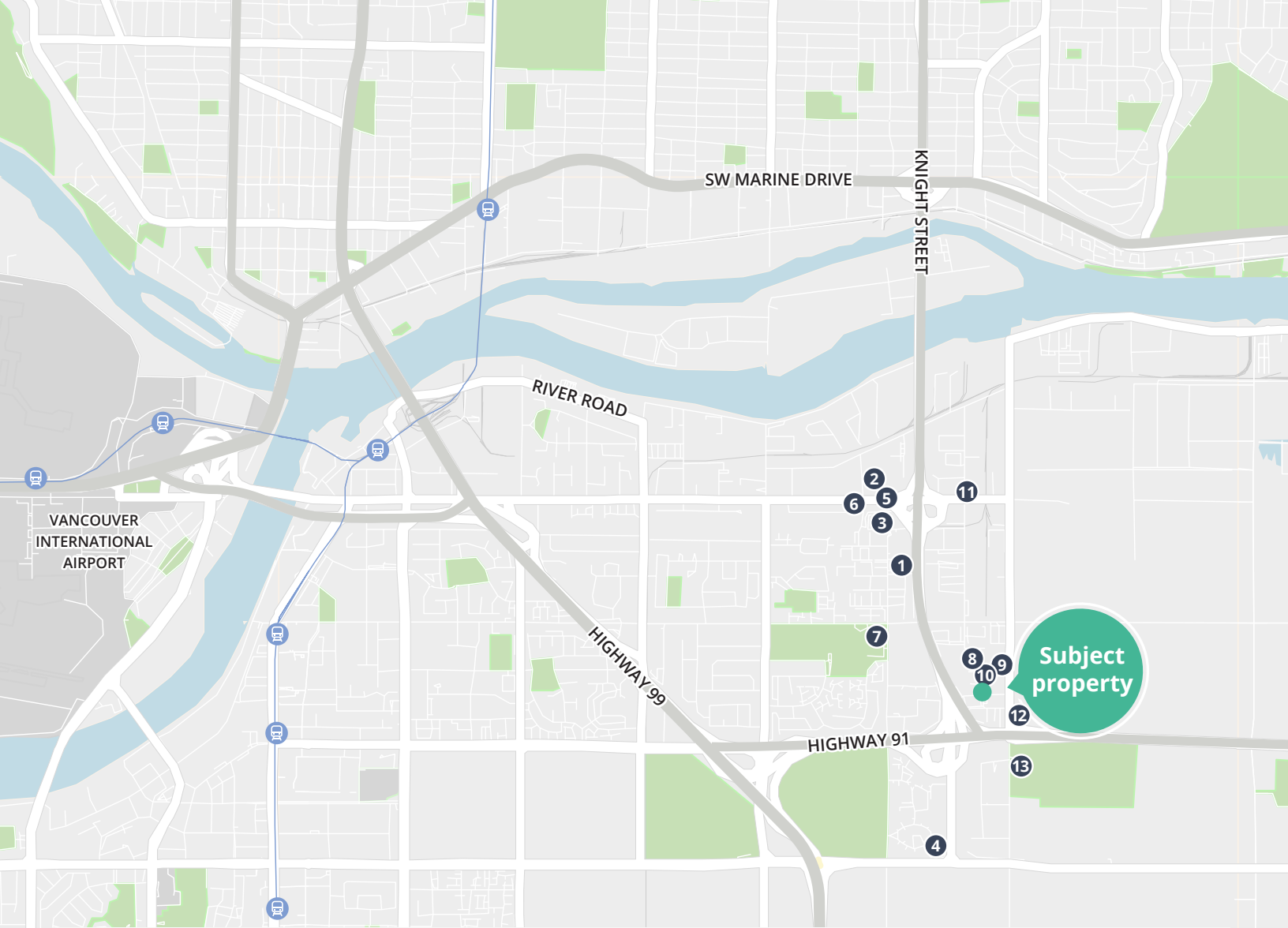


MEZZANINE



*For conceptual purposes only; not to scale





Subject property

BUSINESSES & AMENITIES

- | | |
|------------------------------|---------------------------------------|
| 1. IKEA Richmond | 8. Avigilon |
| 2. The Home Depot | 9. Nedco |
| 3. Popeyes Louisiana Kitchen | 10. Glenmore Custom Print & Packaging |
| 4. Richmond Auto Mall | 11. Midland Appliance |
| 5. Staples | 12. Richmond Driving Range |
| 6. Starbucks | 13. Greenacres Golf Course |
| 7. Cambie Community Centre | |

DRIVE TIMES

YVR Airport	18 minutes
Delta	20 minutes
Downtown Vancouver	25 minutes
Burnaby	25 minutes
Surrey	30 minutes

Contact for more information

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