



# UNIT 148 - 11121 HORSESHOE WAY

RICHMOND, BC V7A 5G7, CANADA



### PROPERTY **HIGHLIGHTS**

Cushman & Wakefield ULC is pleased to present the opportunity to purchase a 3,604 SF strata end-cap unit with rear-grade loading in Riverside Centre. Riverside Centre is conveniently located just west of Highway 99 in South Richmond. Highway 99 provides efficient access to the US Border, Delta Port, YVR and Downtown Vancouver.

This unit offers an owner the flexibility to occupy only the ground floor or the second floor and rent out the balance of the space. This mortgage helper could make it a great investment for your company.

- One (1) rear-grade loading door with loading area
- Four (4) designated parking stalls, three at front and one at rear
- Exterior glazing offers an abundance of natural light
- Property managed security camera oversees rearloading area and rear parking stall
- Constructed circa 1990
- Ability to demise the unit between the ground floor and second floor to allow for two occupants

#### **Available Area**

Total Area	3,604 SF
2nd Floor Office/Mezzanine	1,362 SF
Ground Floor Office	1,069 SF
Ground Floor Warehouse	1,173 SF







#### IB1 — Industrial Business Park

compatible uses.

**GROSS TAXES (2024)** \$13,886.36

SALE PRICE \$1,699,000.00

**AVAILABILITY** 

This zoning provides for a range of general industrial uses and stand-alone offices, with a limited range of

Click **here** to view the zoning bylaws.





STRATA FEES \$553.84 per month

ASAP — Vacant Possession on Closing

## CONTACT INFORMATION

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