

FOR SALE
3,604 SF



UNIT 148 - 1121 HORSESHOE WAY
RICHMOND, BC

RICHMOND, BC V7A 5G7, CANADA



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



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PROPERTY ZONING

IB1 — Industrial Business Park

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

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

GROSS TAXES (2024)
\$13,886.36

STRATA FEES
\$553.84 per month

SALE PRICE
\$1,699,000.00

AVAILABILITY
ASAP — Vacant Possession on Closing



CONTACT INFORMATION

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