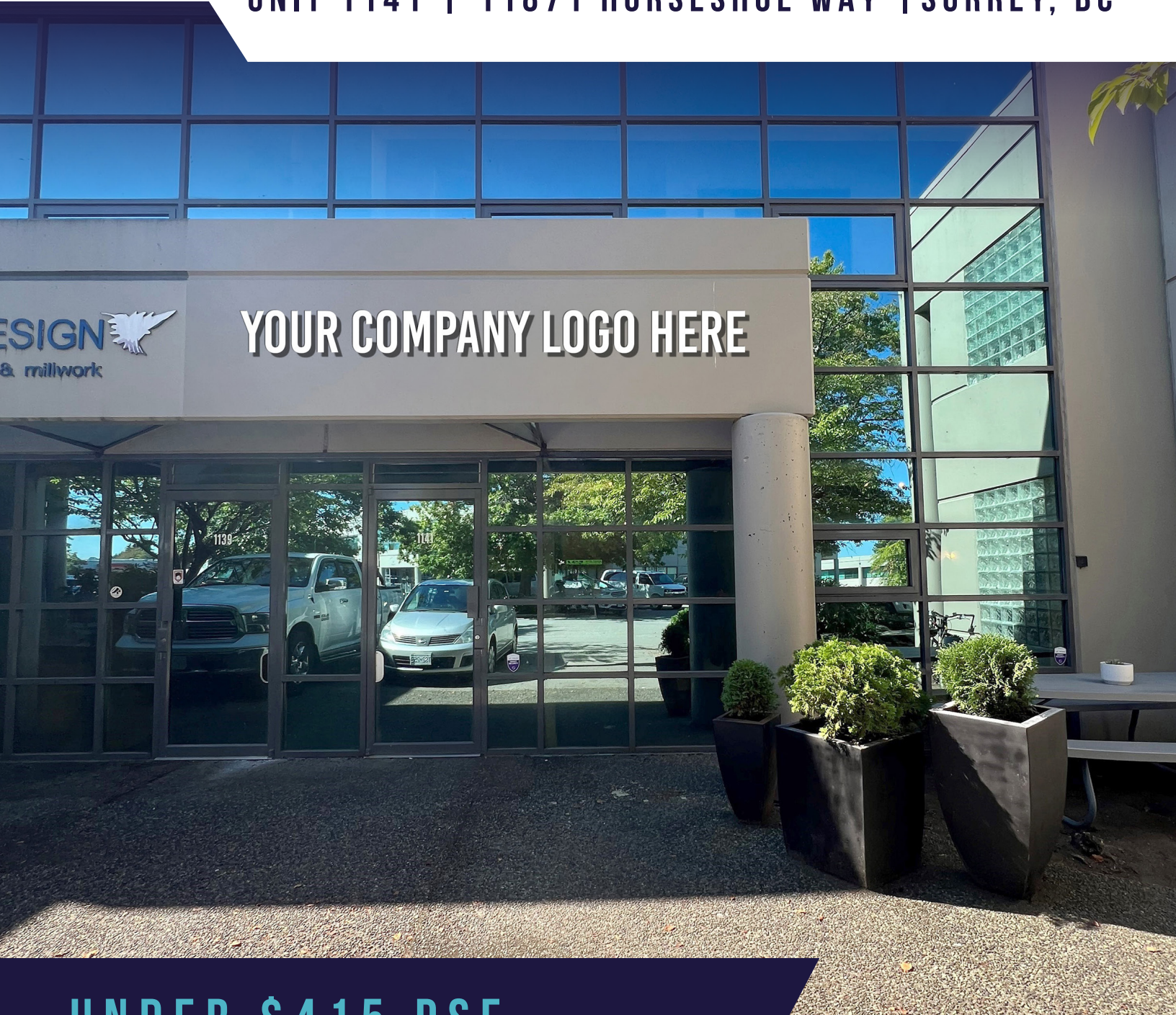


FOR SALE 3,737 SF OFFICE/WAREHOUSE SPACE

RIVERSIDE INDUSTRIAL CENTRE

UNIT 1141 | 11871 HORSESHOE WAY | SURREY, BC



UNDER \$415 PSF
FOR THIS STRATA UNIT



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

OPPORTUNITY

Cushman & Wakefield ULC is pleased to present unit 1141 at 11871 Horseshoe Way, conveniently located in Riverside Industrial Centre, a long-standing Richmond node for industrial and commercial businesses and distributors. The subject premises is conveniently next to Highway 99, a major arterial route throughout the lower mainland.

AVAILABLE AREA

Unit 1141	
Ground Floor	2,193 SF
Second Floor	1,544 SF
TOTAL AVAILABLE AREA	*3,737 SF

** Measurements as per FAB Floor plans*

PID

018-198-295

ZONING

IB1 - Industrial Business Park

YEAR BUILT

1993

ASKING PRICE

~~\$1,749,000.00~~ \$1,549,000 (\$415 PSF)

STRATA FEES

\$272.25 Per Month

GROSS TAXES (2025)

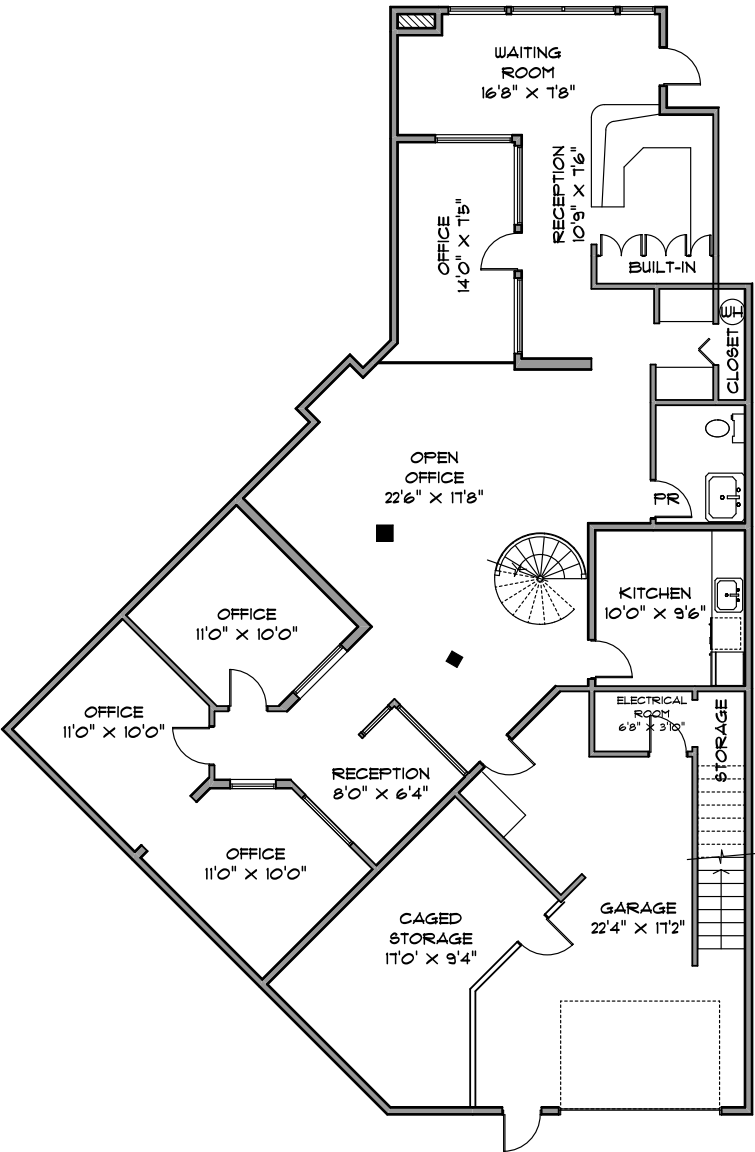
\$10,829.10

PARKING

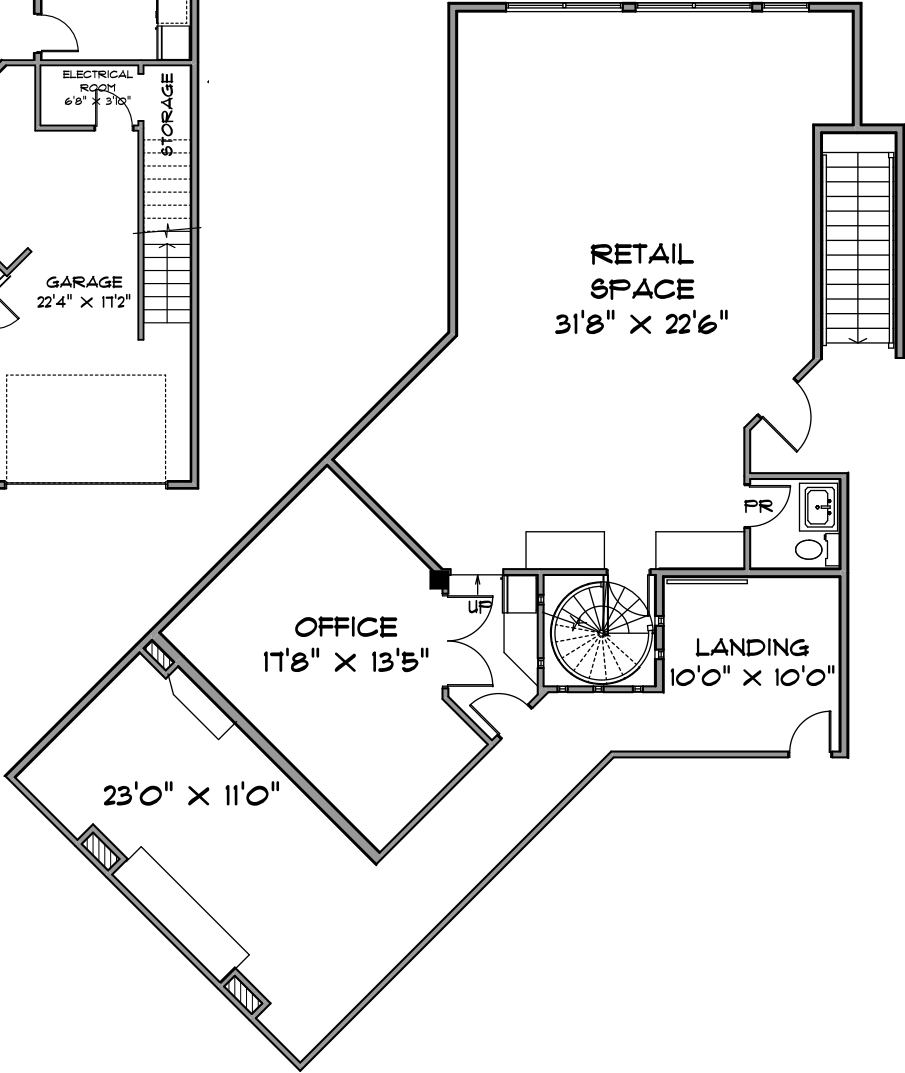
Four (4) dedicated stalls



MAIN LEVEL: 2,193 SF



UPPER LEVEL: 1,544 SF



UNIT 1141 PHOTOS





CONTACTS

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