

# FOR SALE



**DESIGN**  
& millwork

**YOUR COMPANY LOGO HERE**

**UNIT 1141 - 11871 HORSESHOE WAY  
RIVERSIDE INDUSTRIAL CENTRE  
RICHMOND, BC**

**3,737 SF OFFICE/WAREHOUSE SPACE**

# FOR SALE RIVERSIDE INDUSTRIAL CENTRE

UNIT 1141 - 11871 HORSESHOE WAY | RICHMOND, BC

## 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
<b>TOTAL AVAILABLE AREA</b>	<b>3,737 SF</b>

## PID

018-198-295

## ZONING

IB1 - Industrial Business Park

## YEAR BUILT

1993

## ASKING PRICE

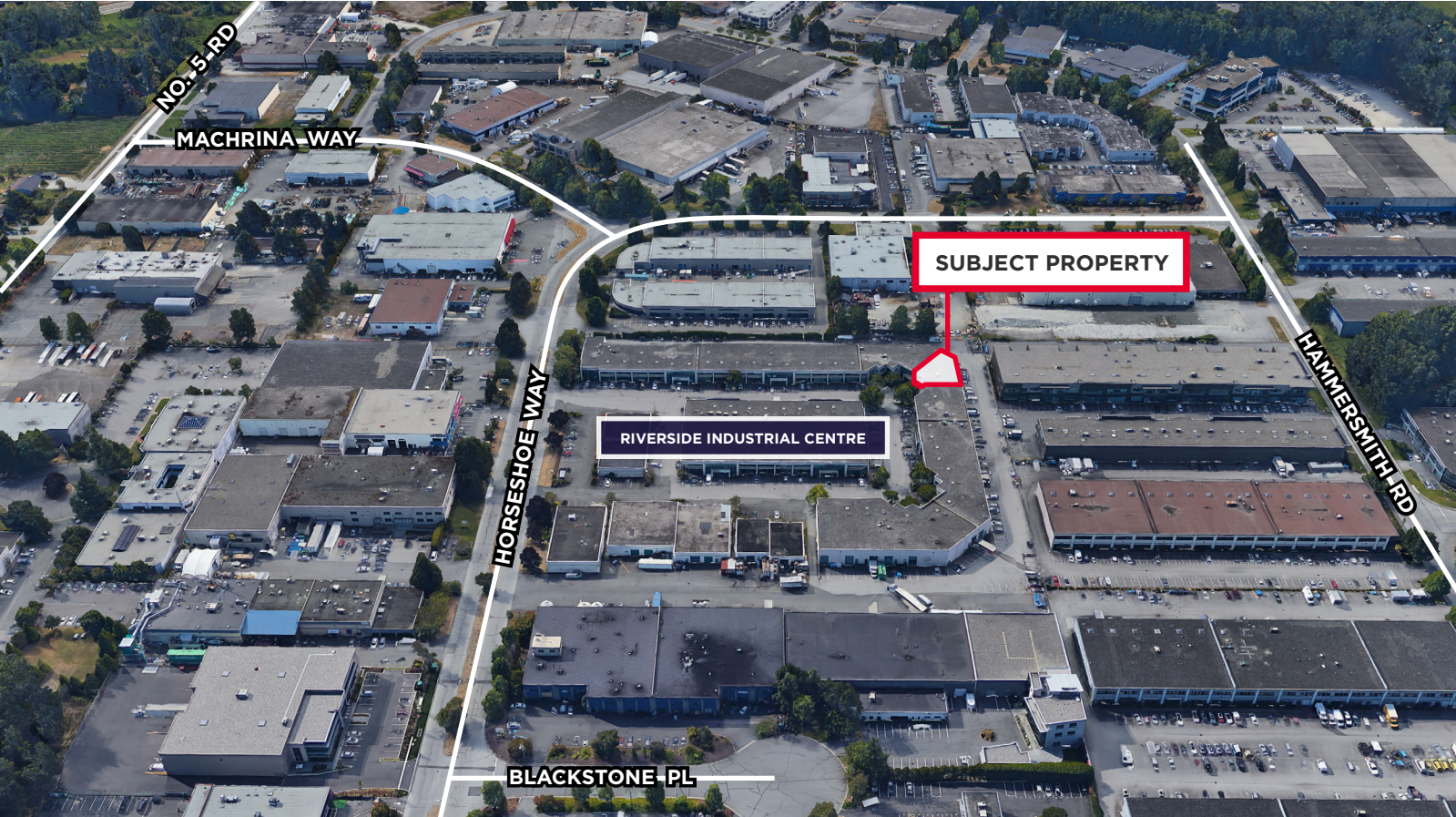
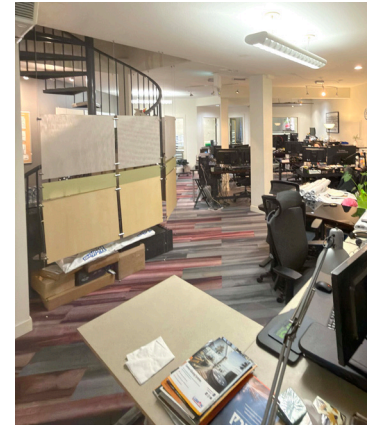
\$1,749,000.00

## STRATA FEES

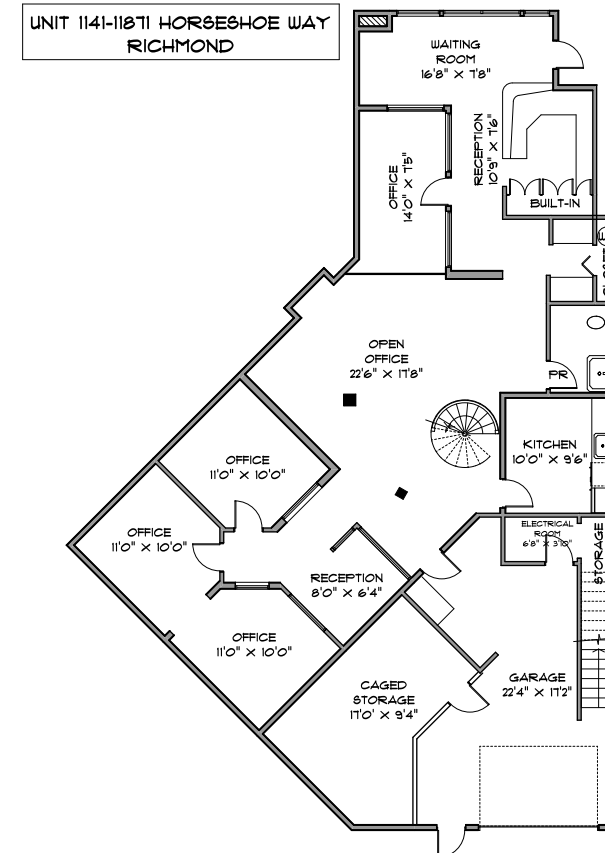
\$272.25 Per Month

## GROSS TAXES (2025)

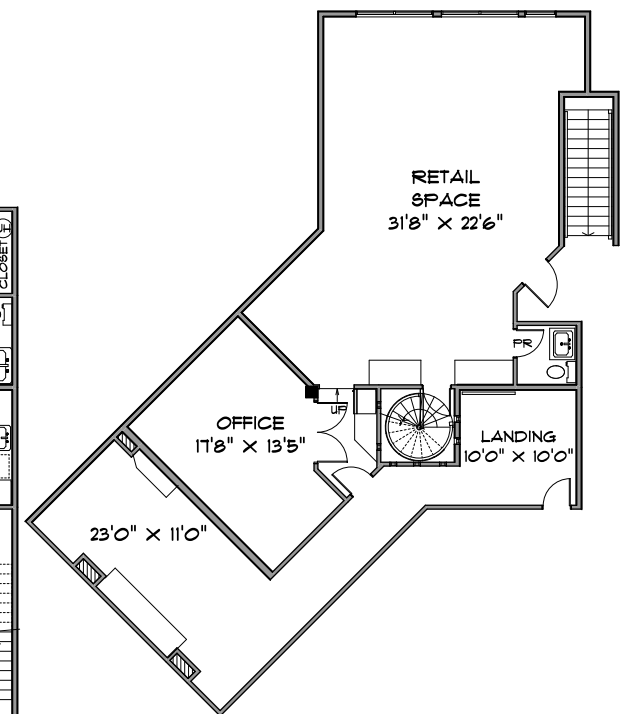
\$10,829.10



MAIN LEVEL: 2,193 SF



UPPER LEVEL: 1,544 SF





## CONTACT

**JORDAN SENGARA**  
Personal Real Estate Corporation  
Vice President  
+1 604 640 5845  
jordan.sengara@cushwake.com

**BRANDO RILEY**  
Associate  
+1 778 855 7550  
brando.riley@cushwake.com

700 W Georgia Street | Suite 1200  
Pacific Centre, PO Box 10023  
Vancouver, BC V7Y 1A1 Canada  
[cushmanwakefield.com](http://cushmanwakefield.com)