



FOR SALE

12880 BATHGATE WAY - UNIT 7

RICHMOND, BC





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## RICHMOND, BC

### Opportunity

This unit is ideally positioned and outfitted for business owners or owner-users seeking a traditional shell industrial unit. It offers an efficient open layout, washroom and a front grade level loading door. The unit offers user unlimited potential within its walls and would be suitable for a wide range of businesses looking to operate in Richmond's prestigious Crestwood Industrial area.

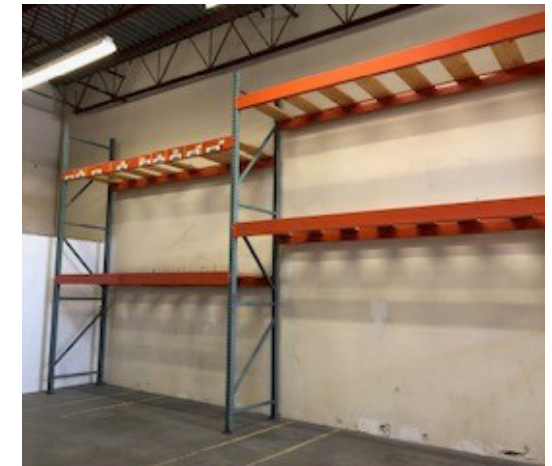
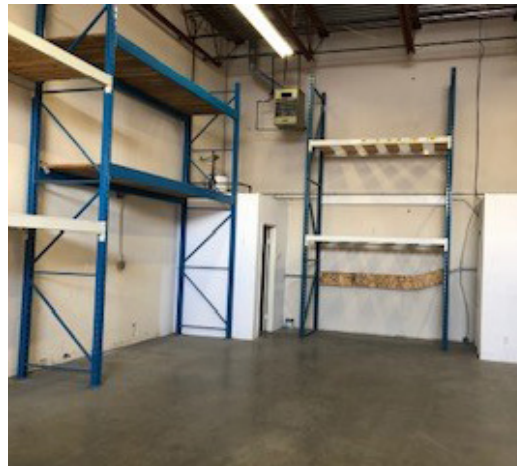
### Location

Located in heart of Richmond Crestwood Industrial area, this unit is just west of IKEA and minutes away from Knight Street Bridge and Hwy 91 & 99. Its central location offers users easy access to all major infrastructure routes as well as close proximity to the Bridgeport's industrial/retail corridor and local amenities (banks, gas stations, restaurants, shopping), making it an ideal choice for businesses.

### Unit Features

- Front 12 X 10 Grade Level Loading Door
- 17' Clear Ceiling Height
- Single Washroom
- 2 Designated Parking Stalls
- Three Phase 100 AMP Electrical Service
- Skylight In Warehouse for Natural Light

<b>ZONING</b>	IB1 - Industrial Business Park
<b>AVAILABLE AREA</b>	1,463 SF
<b>SALE PRICE</b>	\$1,038,200
<b>PROPERTY TAXES (2024)</b>	\$7,756.09
<b>STRATA FEES</b>	\$290.01 per month
<b>AVAILABILITY</b>	30-60 day's notice



**For more information, please contact:**

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