

FOR SALE OR LEASE

UNIT 121 / **3231 NO 6 ROAD**
RICHMOND, BC

FURTHER REDUCED ASKING PRICE

~~\$2,585,720 (\$635 PSF)~~

\$2,443,200 (\$600 PSF)



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FOR SALE OR LEASE

UNIT 121 / 3231 NO 6 ROAD

RICHMOND, BC

LOCATION

Ideally situated near Knight Street and Bridgeport Road, the property offers excellent access to Highway 91, Highway 99, and YVR—making it well-positioned to service the Vancouver, Burnaby, and Delta markets.

AVAILABLE AREA

Office	1,335 SF
Warehouse	2,737 SF
Total	4,072 SF

ASKING RENT

\$22.25 PSF

ADDITIONAL RENT

Additional Rent: \$7.00 PSF (2025 estimate)

PROPERTY HIGHLIGHTS

- One (1) grade loading door
- 24' clear ceiling heights in warehouse
- HVAC
- Two (2) finished washrooms
- Four (4) designated parking stalls
- Direct frontage to No 6 Road
- Developed by Conwest
- 200 amps of power
- In place racking

REDUCED ASKING PRICE

~~\$2,750,000.00 (\$675 PSF)~~

~~\$2,505,720.00 (\$635 PSF)~~

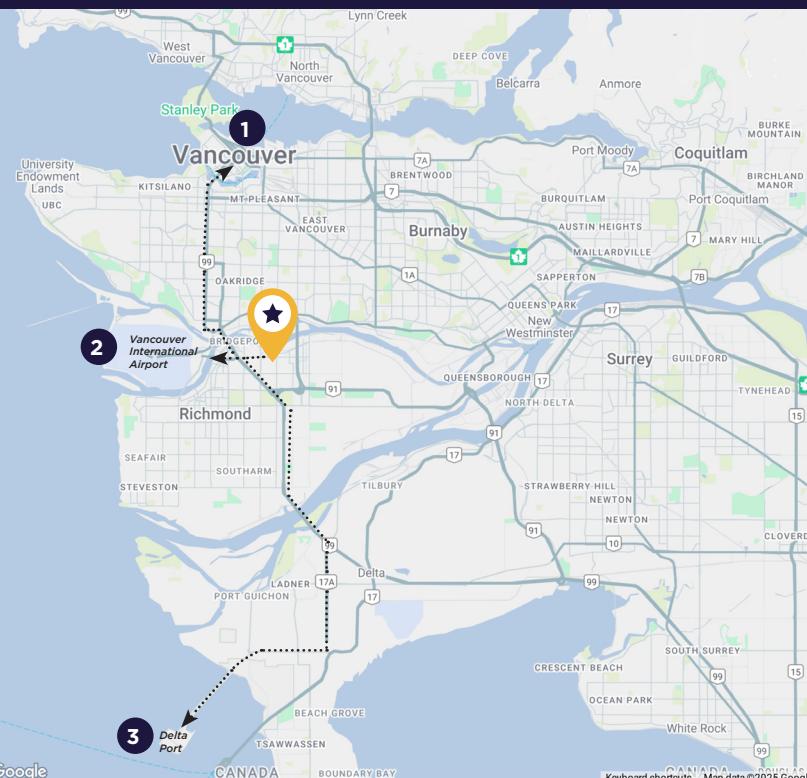
\$2,443,200.00 (\$600 PSF)

AVAILABILITY

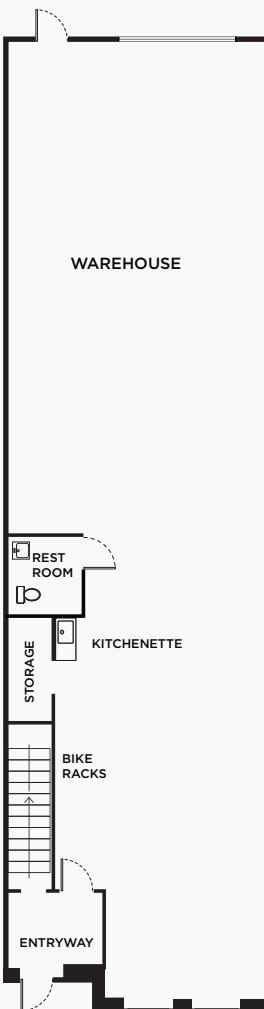
Immediately

Drive Times To/From 3231 No 6 Road Richmond, BC

- 30 minute drive to the Delta Port
- 14 minute drive to Vancouver International Airport
- 35 minute drive to downtown Vancouver



MAIN FLOOR



SECOND FLOOR

