

FOR SALE

UNIT 121 / 3231 NO 6 ROAD RICHMOND, BC

REDUCED ASKING PRICE
\$2,585,720 (\$635 PSF)



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FOR SALE

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

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 (\$675 PSF)~~

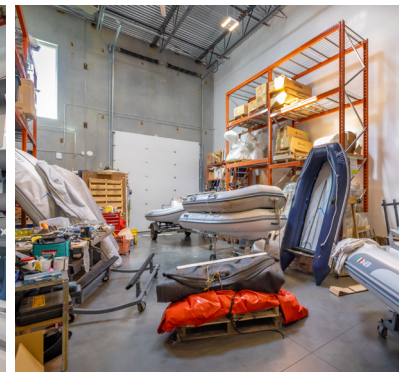
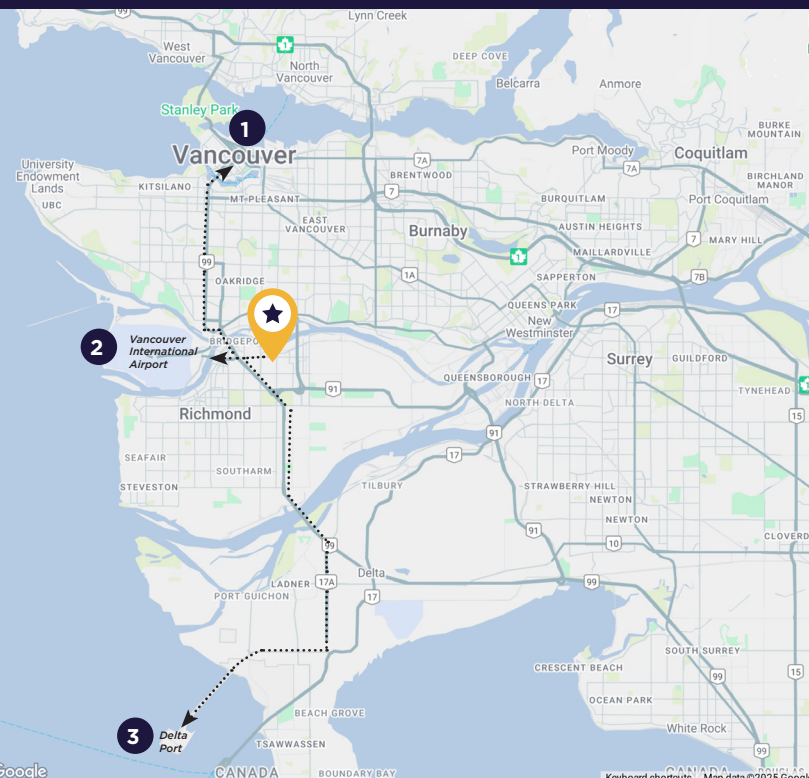
\$2,585,720 (\$635 PSF)

AVAILABILITY

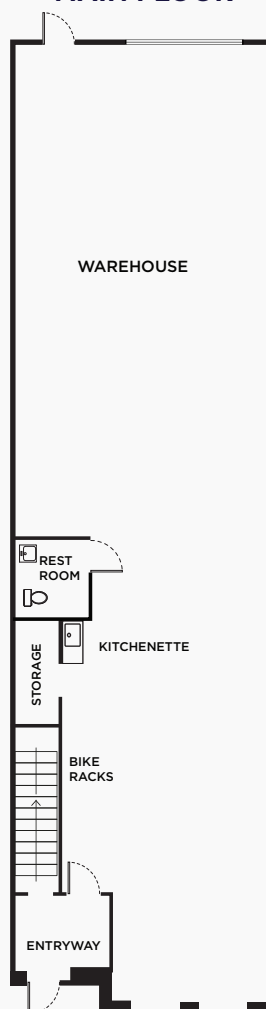
Immediately

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

1. 30 minute drive to the Delta Port
2. 14 minute drive to Vancouver International Airport
3. 35 minute drive to downtown Vancouver



MAIN FLOOR



SECOND FLOOR

