FOR SALE

UNIT 121 / 3231 NO 6 ROAD
RICHMOND, BC

REDUCED ASKING PRICE
$2,565,360 ($630 PSF)

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CUSHMAN & WAKEFIELD

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
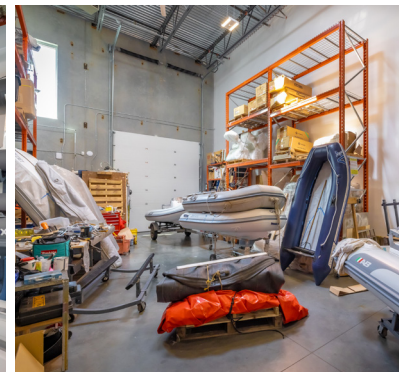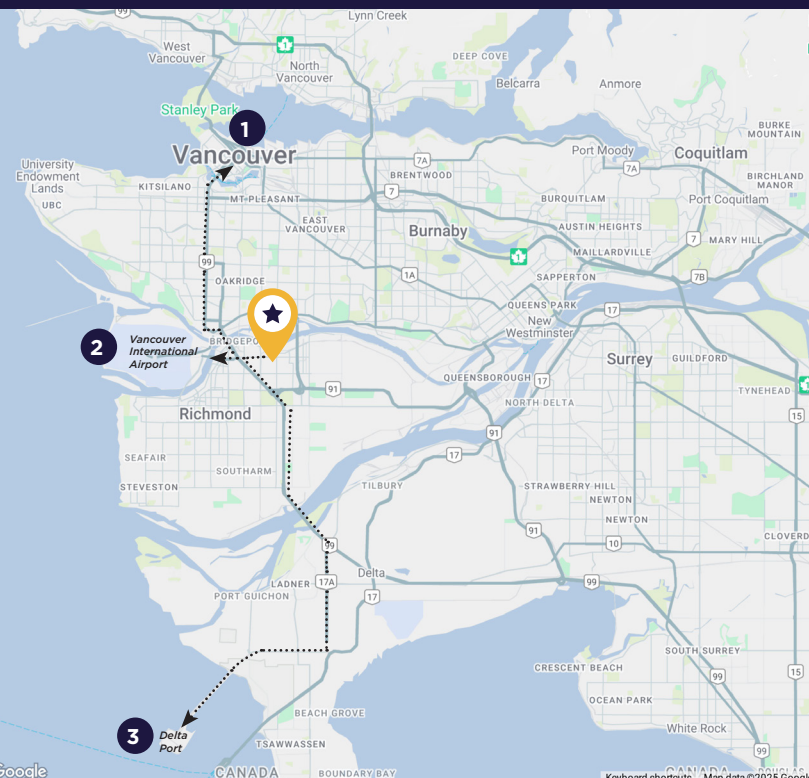
~~$2,750,000 ($675 PSF)~~
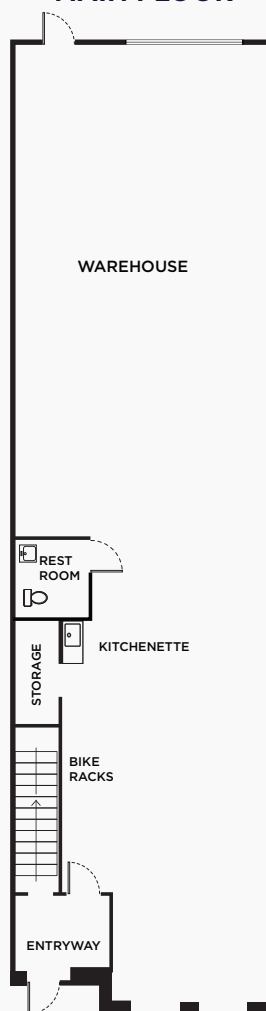$2,565,360 ($630 PSF)

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

WAREHOUSE

REST ROOM

STORAGE

KITCHENETTE

BIKE RACKS

ENTRYWAY

SECOND FLOOR

OPEN TO BELOW

SKY LIGHTS

OPEN OFFICE 179 SF

REST ROOM

OPEN OFFICE 717 SF

KITCHENETTE

OFFICE 103 SF