FOR SALE

# UNIT 121 3231 NO 6 ROAD RICHMOND, BC

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### **REDUCED ASKING PRICE** \$2,565,360 (\$630 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**

4.072 SF
2,737 SF
1,335 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

\$2,750,000 (\$675 PSF)

\$2,565,360 (\$630 PSF)

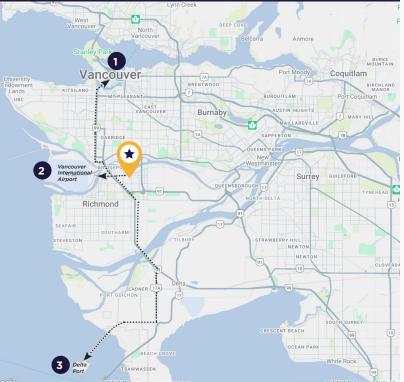
• In place racking

#### **REDUCED ASKING PRICE**

Immediately

**AVAILABILITY** 

- Drive Times To/From 3231 No 6 Road Richmond, BC
  - 30 minute drive to the Delta Port 1.
  - 14 minute drive to Vancouver International Airport 2.
  - 35 minute drive to downtown Vancouver 3.









#### MAIN FLOOR

#### SECOND FLOOR

