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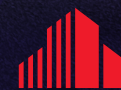
WESTMINSTER HIGHWAY

RICHMOND, BC



// FOR SALE | UNITS 2153-2158-2258

- 6,751 SF high exposure industrial strata with a 6,044 SF exclusive yard area
- Zoning permits automotive sales and rentals



**CUSHMAN &
WAKEFIELD**

// FEATURES



HIGH EXPOSURE LOCATION



CORNER UNITS



EXCLUSIVE SECURED YARD AREA 6,044 SF



11 DEDICATED PARKING STALLS

*Plus additional stalls available for rent



2 GRADE LOADING DOORS

- 15' WIDE X 16' TALL

- 10' WIDE X 12' TALL



FOUR WASHROOMS



SECURITY SYSTEM



OFFICES WITH NORTH SHORE MOUNTAIN VIEWS



THREE-PHASE 225 AMP POWER SUPPLY



PYLON SIGNAGE FOR EXCLUSIVE USE
OF SUBJECT PROPERTY



22' CLEAR CEILING HEIGHT

OPPORTUNITY

Cushman & Wakefield is pleased to present the rare opportunity to purchase 6,751 sf of high end industrial/office space with an exclusive 6,044 sf yard area. These prominent corner units benefit from fantastic exposure to Westminster Highway. The ZI-1 zoning allows for general industrial uses and limited retail uses, and permits automotive sales and rentals. The central location offers immediate access to Highway 91 and the Alex Fraser bridge, and efficient connectivity to Vancouver, Burnaby, New Westminster, Delta, and the Fraser Valley.

All three strata lots have been combined to form one contiguous space, with one common stairway to access the mezzanine level offices. The 4,641 SF ground floor is majority warehouse area, with showroom that can easily be reverted back to warehouse if desired. There is 2,110 SF of mezzanine with seven nicely finished offices, a lunchroom, and North Shore mountain views. Two grade loading doors, one of which is oversized at 15' wide X 16' tall.

Industrial units combining corner exposure, oversized loading, extensive parking, and secured yard space are exceptionally limited. This offering presents a strategic opportunity to secure a highly functional asset in a tightly held industrial market.

BUILDING AREA:

Ground Floor	4,641 SF
Upper floor	2,110 SF
Total	6,751 SF



ASKING PRICE: \$2,990,000

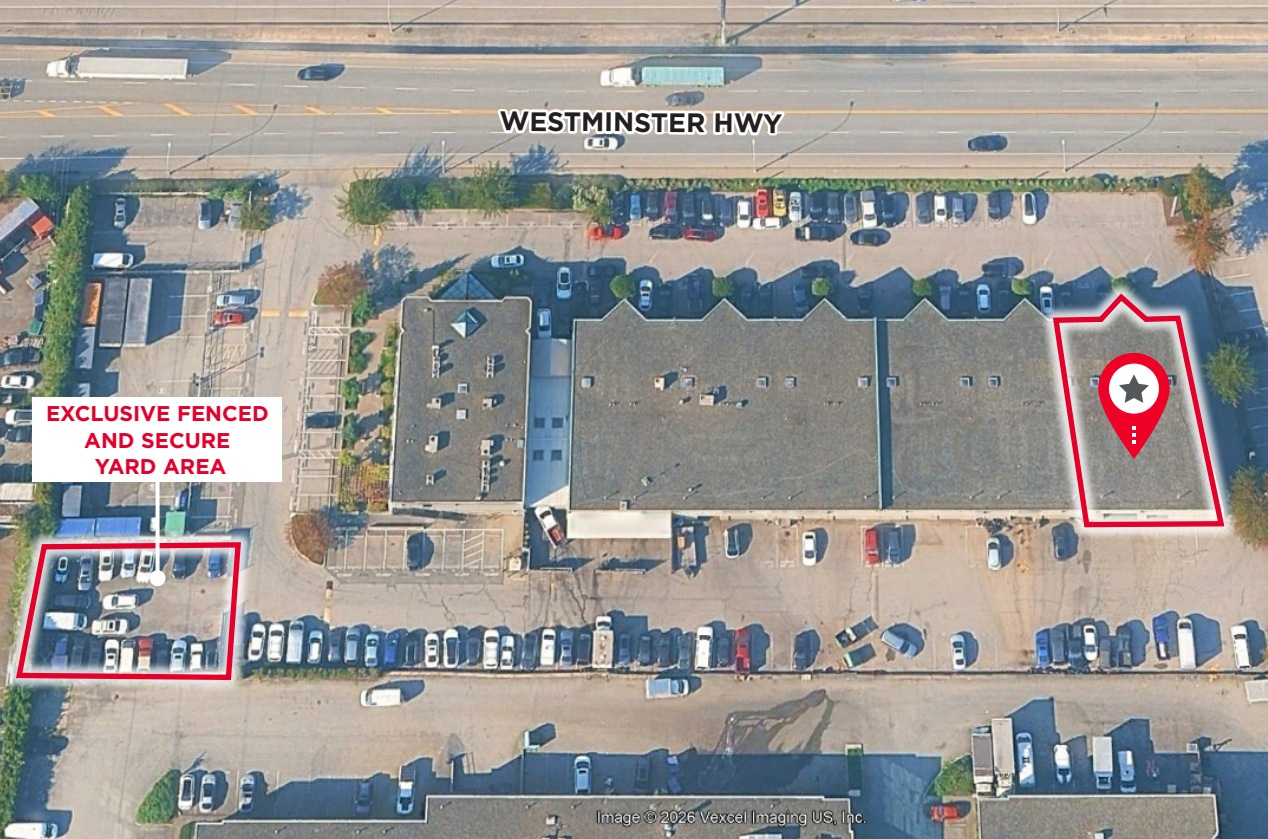


ZONING: THE FLEXIBLE ZI-1 ZONING PERMITS
A WIDE RANGE OF INDUSTRIAL AND LIMITED
RETAIL USES, INCLUDING AUTOMOTIVE SALES
AND RENTALS

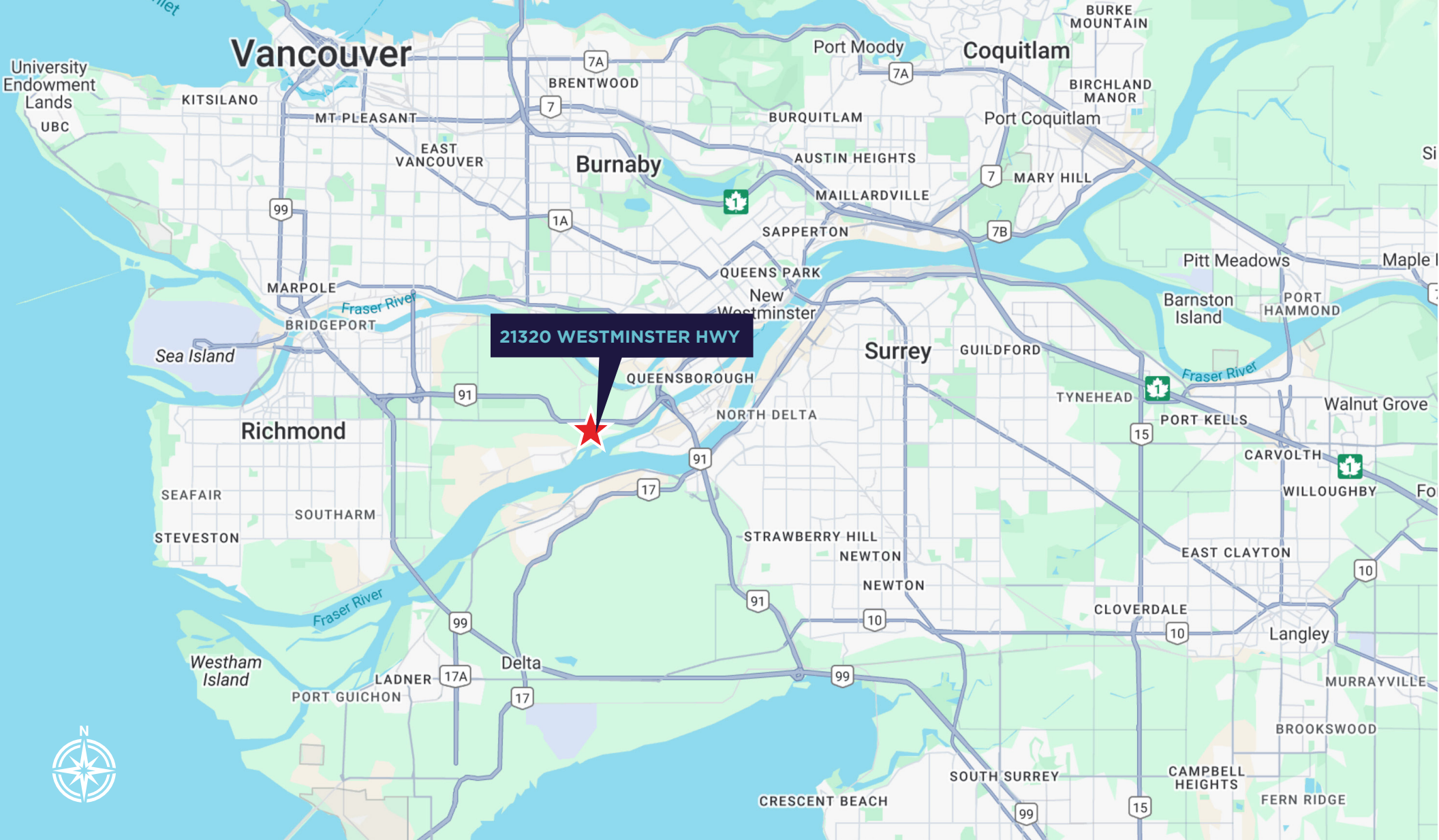


AVAILABLE FOR VACANT POSSESSION

// 21320 WESTMINSTER HWY
RICHMOND, BC



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