

FOR SALE

UNIT 14 / 12840 BATHGATE WAY RICHMOND, BC

PRICE REDUCED

~~\$1,269,730.00 (\$485 PSF)~~

\$1,150,000.00 (\$439 PSF)

SHARE SALE
OPPORTUNITY AVAILABLE



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FOR SALE

UNIT 14 / 12840 BATHGATE WAY

RICHMOND, BC

LOCATION

Centrally positioned in North Richmond with quick access to Highways 91 and 99, Bridgeport Road, Knight Street Bridge, and Delta Port.

SIZE 2,618 SF

LOADING DOORS 1 oversized grade (10' x 14')

CEILING HEIGHT 18'

P.I.D 001-698-524

ZONING **IB-1 Zoning:** Industrial Business Park - allows for general industrial uses, with a limited range of uses such as commercial storage, manufacturing and more.

STRATA FEES \$329.14 per month

PARKING 2 dedicated stalls

ASKING PRICE ~~\$1,269,730.00 (\$485 PSF)~~
\$1,150,000.00 (\$439 PSF)

AVAILABLE Immediately

PROPERTY HIGHLIGHTS

- Ready to use second level office
- 2 bathrooms including 1 shower
- 3-phase power
- Presentable showroom space



Drive Times To/From 12840 Bathgate Way, Richmond, BC

1	DOWNTOWN VANCOUVER	40 minutes
2	VANCOUVER INTERNATIONAL AIRPORT	15 minutes
3	DELTA PORT	30 minutes
4	BURNABY	30 minutes
5	SURREY	35 minutes

