



FOR SALE
INVESTMENT

#230 - 21900 WESTMINSTER HIGHWAY, RICHMOND



- LOCATION:** The subject premise is strategically located in the centre of East Richmond providing excellent exposure to Westminster Highway and Highway 91 (the East West Connector). Within minutes of the Alex Fraser, Queensborough and Knight Street Bridges, and the newly constructed South Fraser Perimeter Road, this location provides excellent access to Vancouver, Burnaby, Richmond, Coquitlam, New Westminster, North Delta and White Rock. Convenient public transit access is also now available.
- ZONING:** I-B1
- AREA:** 2,213 sq. ft.
- FEATURES:**
- Professionally designed and built
 - Four separate offices
 - kitchenette
 - board room
 - Front reception area
 - Bathrooms, and more
 - HVAC system
- PARKING:** Seven (7) parking stalls
- STRATA FEE:** \$285.00 per month
- PROPERTY TAX:** \$4,468.37 (2017)
- RENTAL INCOME:** \$28,341.00 per annum (4.1% "cap")
- SALE PRICE:** **\$688,000.00**

For Further Information, Please Contact:

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