



# FOR SALE/LEASE

## OFFICE/WAREHOUSE

### #120 & #125 - 21900 WESTMINSTER HWY, 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 available.

**ZONING:**

I-B1

**FEATURES:**

- Fully air-conditioned
- High quality furnishings throughout with 4 private offices, meeting and reception rooms
- Four (4) washrooms
- Coffee bar and sink
- Alarm system installed

**PARKING:**

Excellent common area parking

Unit	Square Feet	Sale Price	Lease Rate per month plus GST	Strata Fees per month plus GST	Property Taxes per month plus GST
#120	2,143 sq. ft.	\$719,000	\$2,143.00	\$294.83	\$433.84
#125	2,019 sq. ft.	\$679,000	\$2,019.00	\$278.53	\$401.42
#120/#125	4,162 sq. ft.	\$1,398,000	\$4,162.00	\$573.36	\$835.26

For Further Information, Please Contact:

**PETER HALL\* / STEVE HALL / BRADEN HALL - RE/MAX CENTRAL**

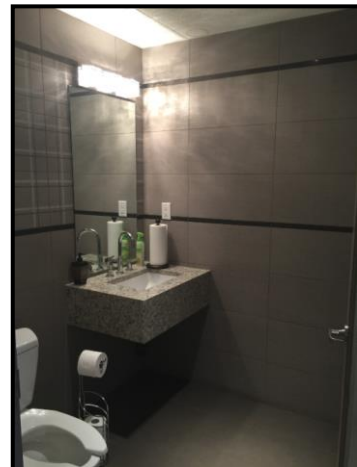
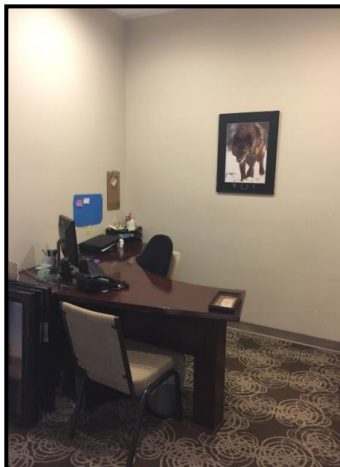
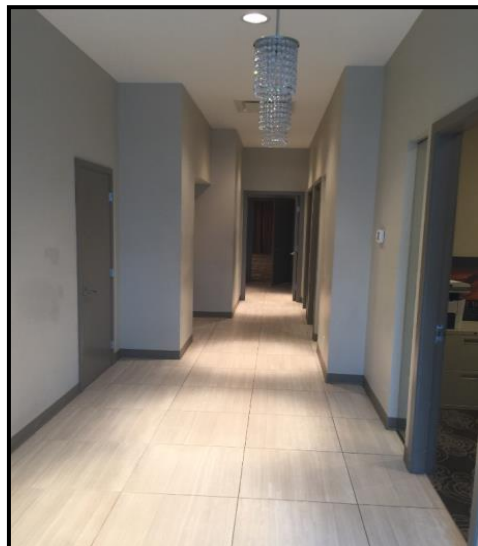
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