



FOR SALE
OFFICE/WAREHOUSE
#110- 6755 GRAYBAR RD., RICHMOND



LOCATION: The subject premises are located in the East Richmond area directly off Westminster Highway and Highway 91. Access is excellent to all points east and the U.S. Boarder via the Alex Fraser Bridge. Central Richmond is a short five minute drive on either highway.

ZONING: LUC 127

AREA:	Second Floor Office:	785 sq. ft.
	Main Floor office/warehouse:	2,579 sq. ft.
	Total Area:	3,364 sq. ft.

FEATURES:	<u>SECOND FLOOR OFFICE AREA</u>	<u>MAIN FLOOR OFFICE/WAREHOUSE</u>
	- Great window frontage for natural light	- Open area office/reception
	- Mountain views	- 12'x 10' grade level loading door
	- Nicely carpeted	- 22' clear ceiling heights
	- Open area office	- Natural gas heater
	- Kitchen	
	- Private washroom with shower	
	- Electric base heating	

PARKING: Three (3) parking stalls

SALE PRICE: \$998,000.00

PROPERTY TAXES: \$6,889.53 (2018)

STRATA FEES: \$259.00 per month plus GST

For Further Information, Please Contact:
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