



# FOR SALE

## OFFICE / WAREHOUSE

### #178 - 1999 SAVAGE ROAD, RICHMOND, BC



**LOCATION:** Rivers Reach Business Park is primely located in North Richmond. The property is located just East of the #6 Road and River Road. The property is ideally situated to provide fast and efficient access to all key business locations in Greater Vancouver.

**TRAVEL DISTANCES:** Downtown Vancouver                     30 minutes  
 Vancouver International Airport    10 minutes  
 U.S. Border                                 30 minutes

**ZONING:** IL - light industrial providing for a broad range of distribution, service and light industrial uses.

**AREA:** Main Floor Warehouse:                     1,510 square feet  
 Second Floor Office:                         809 square feet  
 Total:                                                 2,319 square feet

<b>FEATURES:</b>	<u><b>WAREHOUSE</b></u>	<u><b>SECOND FLOOR OFFICE</b></u>
	<ul style="list-style-type: none"> <li>- 10' to 22' clear ceiling heights</li> <li>- 3 phase – 100 amp service</li> <li>- Overhead natural gas unit heater</li> <li>- Handicapped washroom</li> <li>- Grade level loading</li> </ul>	<ul style="list-style-type: none"> <li>- Fully air-conditioned</li> <li>- Two (2) private offices</li> <li>- Fluorescent lighting</li> <li>- T-bar ceilings</li> <li>- Skylight and opening windows with blinds</li> <li>- Kitchenette</li> <li>- One (1) washroom</li> </ul>

**PARKING:** Three (3) parking stalls out front of unit including loading door

**PROPERTY TAXES:** \$4,485.15 (2020)

**STRATA FEES:** \$169.93 per month plus GST

**SALE PRICE:** \$929,000.00

**For Further Information, Please Contact:**  
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