



# FOR SALE – COURT ORDER

CORNER UNIT - OFFICE/SHOWROOM/WAREHOUSE  
FOOD MANUFACTURING FACILITY



**#1035 & #1040 – 2633 SIMPSON ROAD  
RICHMOND, BC**

For Further Information, Please Contact:  
**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**  
**\*Personal Real Estate Corporation**  
Telephone: (604) 718-7300 Website: [www.davieshall.ca](http://www.davieshall.ca)  
E-Mail: [braden@davieshall.ca](mailto:braden@davieshall.ca) [steve@davieshall.ca](mailto:steve@davieshall.ca) [peter@davieshall.ca](mailto:peter@davieshall.ca)



## #1035 & #1040 – 2633 SIMPSON ROAD, RICHMOND, BC



**LOCATION:** Surrounded by hundreds of commercial entities and international businesses, the subject property is strategically located in North Richmond, between the Knight Street Bridge and the Oak Street Bridge. This location enjoys quick and easy access to all areas of Metro Vancouver via Highway 99, Highway 91, Highway 17 and Marine Way. The Vancouver International Airport is only 8 minutes away, Downtown Vancouver is 30 minutes away and the US Border is 15 minutes away.

**ZONING:** IL

**AREA:** Main Floor Warehouse: 6,167 sq. ft.  
Second Floor Office: 1,015 sq. ft.  
Total: 7,182 sq. ft.

**FEATURES:**

<u>Main Floor Warehouse</u> <ul style="list-style-type: none"><li>- Lots of front windows providing an abundant source of natural light</li><li>- Fully air-conditioned</li><li>- Four 10' x 12' dock level loading doors with auto levelers</li><li>- 3 phase power supply</li><li>- 24' ceiling heights</li><li>- Loading corridor has a 120' width between the neighboring building</li><li>- Handicap accessible washroom</li></ul>	<u>Second Floor Corner Office</u> <ul style="list-style-type: none"><li>- Lots of front windows providing an abundant source of natural light</li><li>- Fully air-conditioned</li><li>- Linoleum flooring</li><li>- Two (2) private offices</li><li>- Coffee bar and sink</li><li>- Closet</li><li>- Two (2) washrooms</li></ul>
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**PARKING:** Eight (8) parking stalls

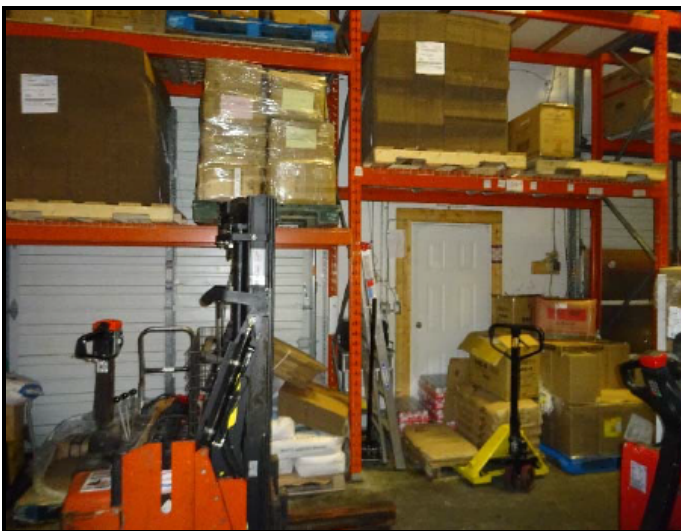
**STRATA FEE:** \$1.36 per sq. ft. plus GST (or) \$816.16 per month plus GST

**PROPERTY TAX:** \$5.67 per sq. ft. plus GST (or) \$3,393.50 per month plus GST

**SALE PRICE:** \$4,989,000.00\*  
*\*Price does not include any of the Occupants commissary equipment*

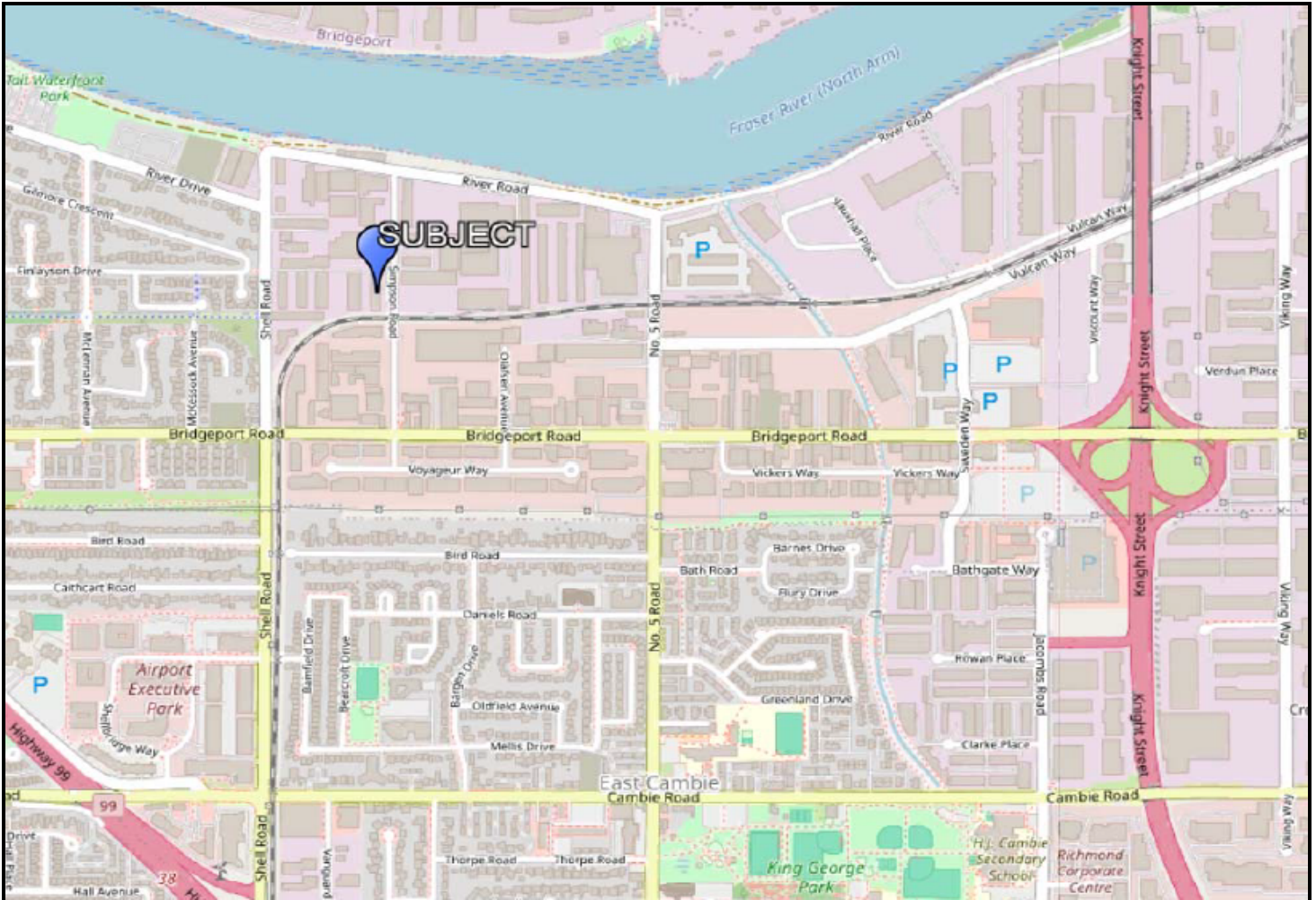
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# LOCATION! LOCATION! LOCATION!



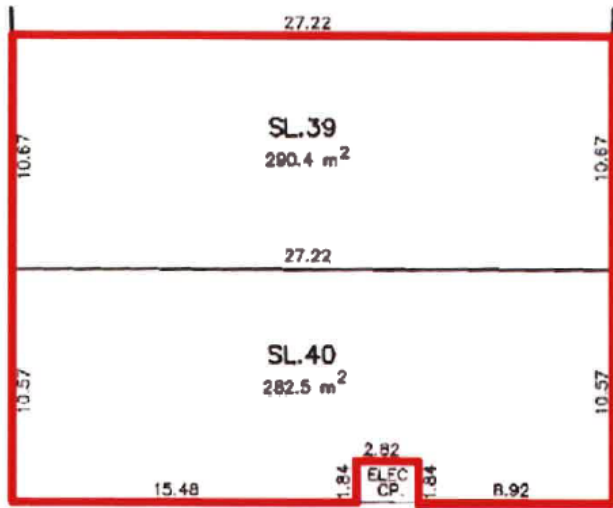
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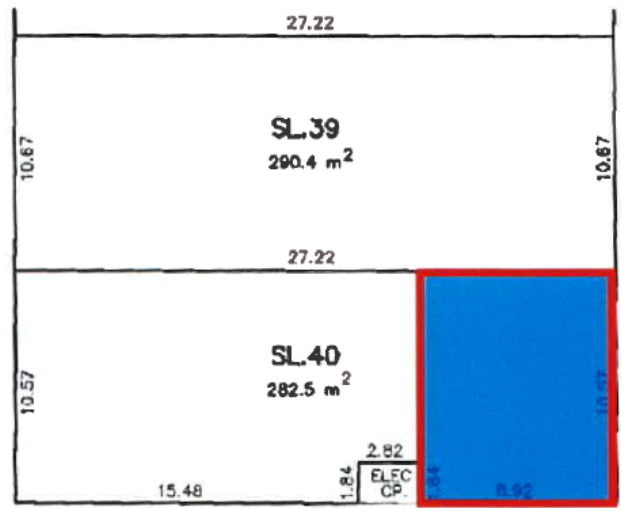
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**Main Floor**



**Second Floor**

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