

**FOR
SALE/LEASE**

**OFFICE/WAREHOUSE
#2129 – 11871 HORSESHOE WAY
RICHMOND, B.C.**



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LOCATION:

The subject premise is located in the western section of Riverside Industrial Park, which is strategically located in South Richmond directly adjacent to Highway 99. This location provides excellent highway access to all locations in the Lower Mainland through the interlocking cloverleaf system of Knight Street, Oak Street, Highway 99 and Highway 91.

ZONING: IB1

AREA: Main Floor Warehouse: 1,320 sq. ft.
Second Floor Office: 691 sq. ft.
Total: 2,011 sq. ft.

FEATURES:	<u>Main Floor Warehouse:</u>	<u>Second Floor Office:</u>
	- Lots of windows providing an abundant source of natural light - Open area warehouse/work studio - One (1) 9' x 8' grade level loading door - High ceiling warehouse - One (1) handicap accessible washroom	- Lots of windows providing an abundant source of natural light - Baseboard heaters - Large private office/boardroom - Nicely carpeted - Skylights - One (1) washroom

PARKING: Three (3) reserved parking stalls including loading area.

STRATA FEE: \$1.28 per sq. ft. plus GST (or) \$215.09 per month plus GST

PROPERTY TAX: \$4.51 per sq. ft. (or) \$756.69 per month 2025

SALE PRICE: \$1,005,500.00

LEASE RATE: \$20.00 per sq. ft. plus GST (or) \$3,351.67 per month plus GST

NOTE: For Leasing, the operating costs and property taxes are estimated to be: \$6.37 per sq. ft. plus GST (or) \$1,067.51 per month plus GST

AVAILABLE: Immediately

For Further Information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

***Personal Real Estate Corporation**

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