

**FOR
SALE/LEASE**

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



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FOR SALE/LEASE
OFFICE/WAREHOUSE
#2129 – 11871 HORSESHOE WAY
RICHMOND, B.C.

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:

Main Floor Warehouse:

- 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

Second Floor Office:

- Lots of windows providing an abundant source of natural light
- HVAC system
- Large private office/boardroom
- Nicely carpeted
- Skylights
- One (1) washroom

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

STRATA FEE: \$1.07 per sq. ft. plus GST (or) \$180.25 per month plus GST

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

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

SALE PRICE: \$1,005,500.00

AVAILABLE: July 1, 2026

For Further Information, Please Contact:

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

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