

FOR SALE

**INVESTMENT OPPORTUNITY
2531 & 2551 VAUXHALL PLACE
RICHMOND, BC**



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INVESTMENT OPPORTUNITY

2531 & 2551 VAUXHALL PLACE

RICHMOND, BC

LOCATION:

The subject property is strategically located in North Richmond just northwest of the Knight Street Bridge and the prestigious Crestwood Industrial Park. This location enjoys quick and easy access to all of Metro Vancouver's most strategic business destinations. Downtown Vancouver is 30 minutes away via the Knight Street Bridge or the Oak Street Bridge, the Vancouver International Airport is 10 minutes away via Cambie Road or Bridgeport Road, the US Border is 30 minutes away via Highway 91 or Highway 99 and all locations east via Marine Way, the East West Connector, Highway 17 and the Trans-Canada Highway.

ZONING:

IL – Light Industrial which permits a wide range of uses including warehousing, wholesaling, manufacturing and ancillary office

FEATURES:

- Concrete block and wood frame construction
- 18' clear ceiling heights in warehouse areas
- One 10' x 12' grade level loading door per unit
- Washrooms in each unit
- Gas fired forced air heating
- 3 phase electrical power (to be verified by Tenant)
- Visitor parking onsite

2531 Vauxhall Place:

UNIT #	MAIN FLOOR WAREHOUSE SQ.FT	SECOND FLOOR OFFICE SQ.FT.	TOTAL AREA SQ.FT.	PROPERTY TAX per month (2025)	STRATA FEE per month	NET INCOME PER ANNUM	ASKING PRICE	PARKING INCLUDING LOADING DOOR
3	1,432	697	2,129	\$541.60	\$450.73	Vacant Occupancy	\$1,192,300.00	3

2551 Vauxhall Place:

UNIT #	MAIN FLOOR WAREHOUSE SQ.FT	SECOND FLOOR OFFICE SQ.FT.	TOTAL AREA SQ.FT.	PROPERTY TAX per month (2025)	STRATA FEE per month	NET INCOME PER ANNUM	ASKING PRICE	PARKING INCLUDING LOADING DOOR
1	1,669	-	1,669	\$632.13	\$525.28	Vacant Occupancy	\$1,085,000.00	3
2	1,700	-	1,700	\$635.65	\$535.45	Vacant Occupancy	\$1,105,000.00	3
3	1,872	452	2,324	\$785.70	\$732.01	Vacant Occupancy	\$1,262,000.00	4
4	1,969	527	2,496	\$849.01	\$786.23	Vacant Occupancy	\$1,327,900.00	4
5	1,937	484	2,421	\$827.98	\$762.51	\$50,841.00 Expires 6/30/27	\$1,305,000.00	4
6	1,970	-	1,970	\$737.43	\$620.10	Vacant Occupancy	\$1,280,500.00	3
TOTAL	11,117	1,463	12,580	\$5,009.50	\$4,412.31	\$50,841.00	\$7,365,400.00	21