



**AVISON
YOUNG**



FOR SALE

UNIT 1248 | 20800 WESTMINSTER HWY
RICHMOND, BC

Partnership. Performance.

Opportunity

Avison Young is pleased to present the opportunity to purchase a premier 1,909 square foot office strata unit with Industrial Retail (IR1) zoning. The second-floor corner unit is in the desirable Fraserwood industrial area of Richmond.



Angus Thiele, Associate
604.646.8386
angus.thiele@avisonyoung.com

Joe Lehman, Senior Associate
604.757.4958
joe.lehman@avisonyoung.com

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Location

The property is located just off Westminister Highway and is accessed via McMillan Way. The convenient location in east Richmond's Fraserwood industrial area boasts access to the rest of the Lower Mainland via Highway 91 (East-West Connector) which connects to Highway 99 and Highway 17 (South Fraser Perimeter Road).

Features

- ① Second floor offices
- ② Corner unit with views of the mountains
- ③ Modern concrete tilt-up building
- ④ Extensive glazing and natural light
- ⑤ Well-finished and maintained space
- ⑥ Boardroom, washroom, and lunchroom
- ⑦ Six (6) private offices
- ⑧ Four (4) assigned parking stalls

Zoning

Industrial Retail (IR1) allows for a wide array of uses including, but not limited to; general industrial uses, offices, sales, studio, and retail.

Property Details

Area

1,909 square feet

Strata Fees

\$260 per month (2017 approx.)

Property Taxes

\$3,506.07 (2016)

Available

30 days notice

Asking Price

\$550,000

Avison Young
#2900-1055 W. Georgia Street
Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada



avisonyoung.com

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