

**FOR
SALE /
LEASE**

**#1103 - 20800 WESTMINSTER HIGHWAY
RICHMOND, BC**



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FOR SALE/LEASE

MAIN FLOOR CORNER UNIT

#1103 - 20800 WESTMINSTER HIGHWAY, RICHMOND, BC

LOCATION:

The subject premise is strategically located in the centre of East Richmond providing excellent exposure to Westminster Highway and Highway 91 (the East West Connector). Within minutes of the Alex Fraser, Queensborough and Knight Street Bridges, and the newly constructed South Fraser Perimeter Road, this location provides excellent access to Vancouver, Burnaby, Richmond, Coquitlam, New Westminster, North Delta, Vancouver International Airport and the United States border. Convenient public transit access is also now available.

ZONING: IR-1 providing for a wide range of general industrial uses, office and limited retail uses.

AREA: 2,019 sq. ft.

FEATURES:

- Corner unit with lots of windows to allow for natural light
- High exposure to Westminster Highway and McMillan Way
- Two (2) access doors
- HVAC System
- Kitchenette
- Ceramic tile flooring
- Private washroom
- T-bar ceiling tiles
- Excellent glazing
- Fully sprinklered

PARKING: Five (5) parking stalls

STRATA FEE: \$2.71 per sq. ft. plus GST (or) \$455.85 per month plus GST

PROPERTY TAX: \$3.87 per sq. ft. (or) \$650.44 per month (2025)

LEASE RATE: \$29.00 per sq. ft. plus GST (or) \$4,879.25 per month plus GST

SALE PRICE: \$1,220,000.00

AVAILABLE: Immediately

