

FOR SALE

11751 Voyageur Way,
Richmond, BC

- Land Size: 18,296 SF(0.420acre)
- Building Size: 11,442 SF
- Clear Ceiling Height: 22'
- 2 Overhead Loading Doors:
- 13' x 11' and 8' x 8'
- Two Freezers & Coolers
- Food Processing Room
- Fresh Seafood Storage & Water Tank



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*Personal Real Estate Corporation



11751

Voyageur Way,
Richmond

www.rlpcommercialvancouver.com

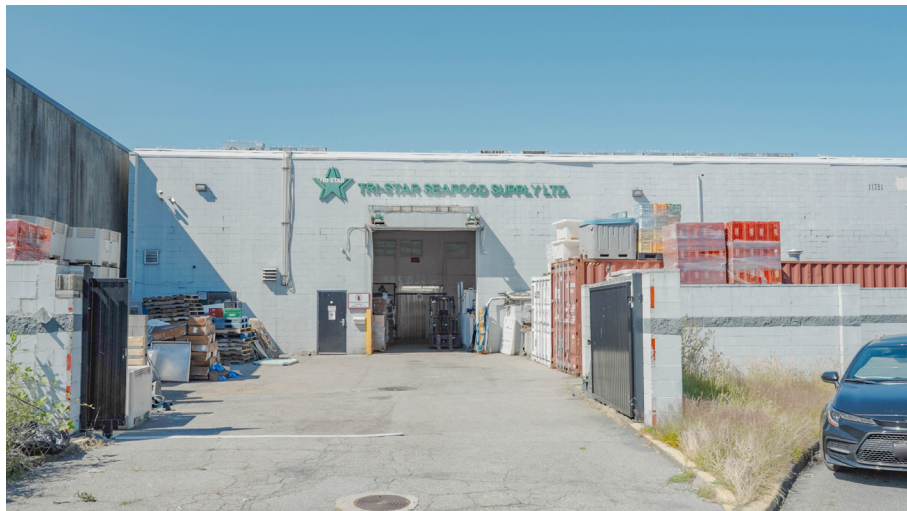
OPPORTUNITY

The subject property located in Bridgeport Area in Richmond. Surrounding by IKEA, Trial Appliances, The Home Depot, Staples, McDonald etc. major retails. Easy access to Hwy91/99, Knight Bridge, YVR Airport. The property features a robust 1984 custom-built concrete structure, offering a total gross building area of 11,442 sq.ft. The warehouse space, spanning 8,157 sq.ft., boasts an impressive ceiling height of up to 22 ft, making it perfect for diverse storage and processing needs. Additionally, the mezzanine level includes a fully finished 3,285 sq.ft. office with HVAC, a kitchenette, conference room, and two full washrooms, ensuring a comfortable and functional workspace. Enhanced with two loading docks, built-in freezers and coolers, food processing capabilities, commercial food storage, and seafood water holding tanks, this property is ready to support a variety of business operations. The site coverage stands at 44.6%, and the building has an estimated remaining economic life of 35 years.



PROPERTY DETAILS

Address	11751 VOYAGEUR WAY, RICHMOND
Legal	PL 62648 LT 345 BL 5 DL 825 NORTH RANGE
PID	003-138-585
Zoning	ZI16 Light Industrial-Bridgeport Rd&Voyageur Way
Lot Size & Dimensions	18,295 SF 113 FT FRONTAGE
Year Built	1984
Building Size	11,442 SF
Construction	2 Storey Concrete
Property Taxes	\$51,889.36
Price	\$7,800,000 \$7,380,000



PROPERTY HIGHLIGHTS



LOADING
TWO GRADE LOADING BAYS



POWER
3 PHASE - 200 AMP



CEILING HEIGHT
22FT CEILING HEIGHT



ONSITE PARKING
12 DEDICATED ONSITE PARKING SPOTS WITH ADDITIONAL SPOTS AVAILABLE IN REAR YARD AND STREET PARKING



FEATURES
BUILT-IN FREEZERS AND COOLER, FOOD PROCESSING WAREHOUSE, COMMERCIAL FOOD STORAGE, SEAFOOD WATER HOLDING TANKS, KITCHENETTE, WASHROOMS ETC.



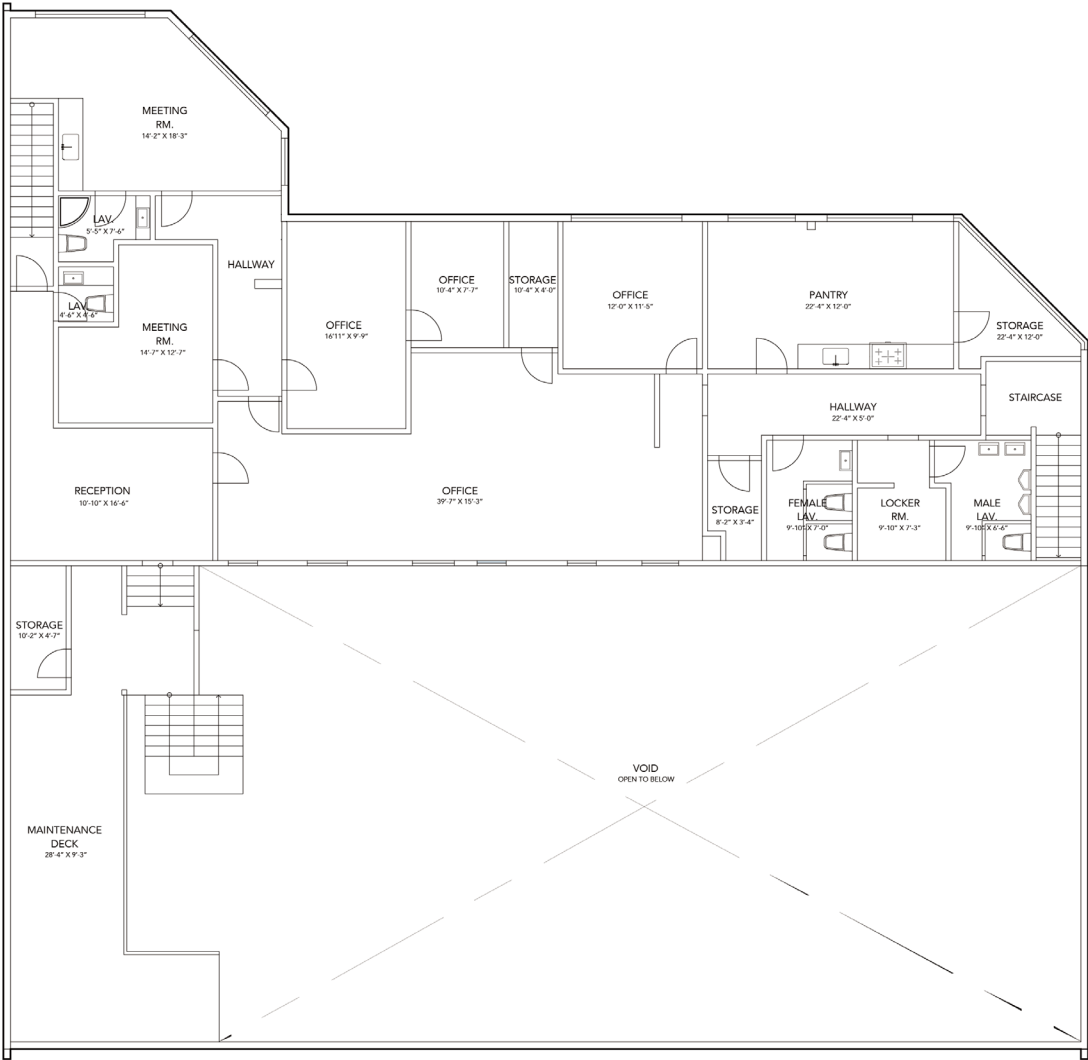
HWY ACCESS
EASY ACCESS TO HWY91/99, KNIGHT BRIDGE, AND YVR AIRPORT.



ONIGN/OCP
Z116 LIGHT INDUSTRIAL
MIXED EMPLOYMENT OCP



FLOOR PLAN



11751 VOGAGEUR WAY,
RICHMOND, BC V6X 3J4

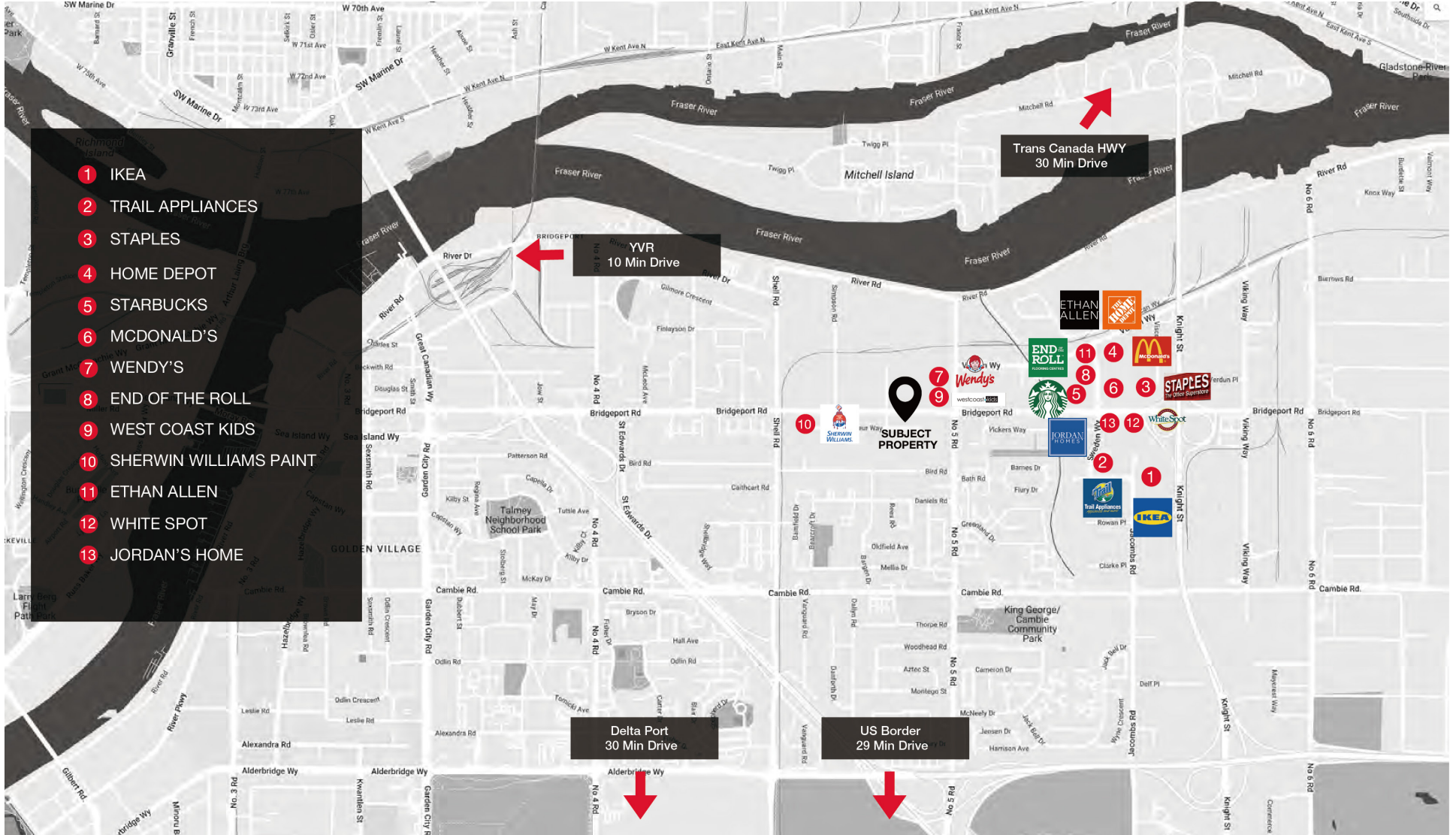
MEZZANINE

OFFICE	2797.33 ft ²
DECK	487.67 ft ²
GROSS FLOOR AREA	3285 ft ²



AREA MAP

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EXTERIOR PHOTOS



SOURCE: THIS INFOGRAPHIC CONTAINS DATA PROVIDED BY ENVIRONICS (2023).



INTERIOR PHOTOS



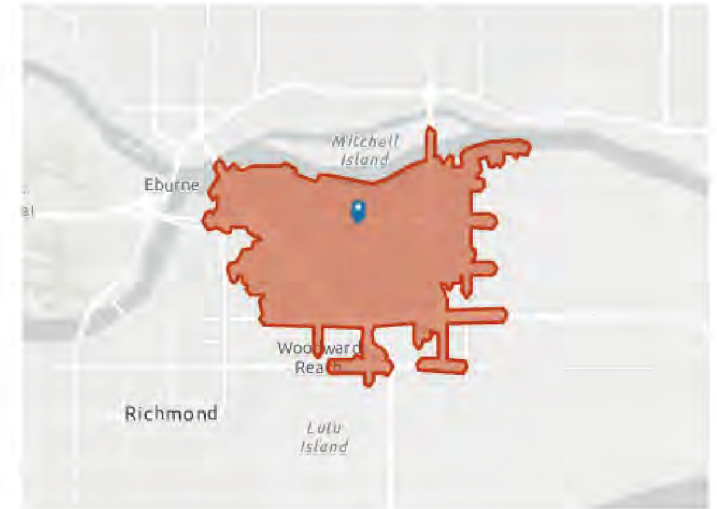
SOURCE: THIS INFOGRAPHIC CONTAINS DATA PROVIDED BY ENVIRONICS (2023).



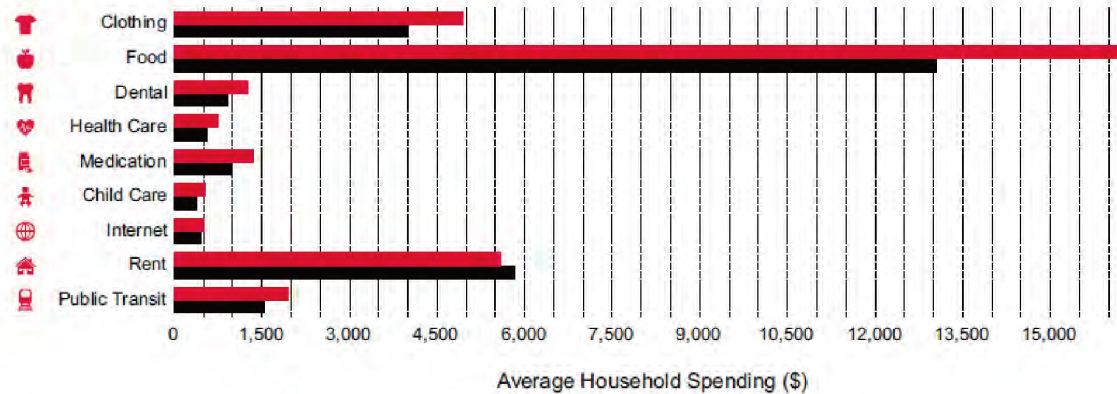
DEMOGRAPHICS & SPENDING

5 MIN DRIVE

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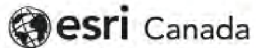
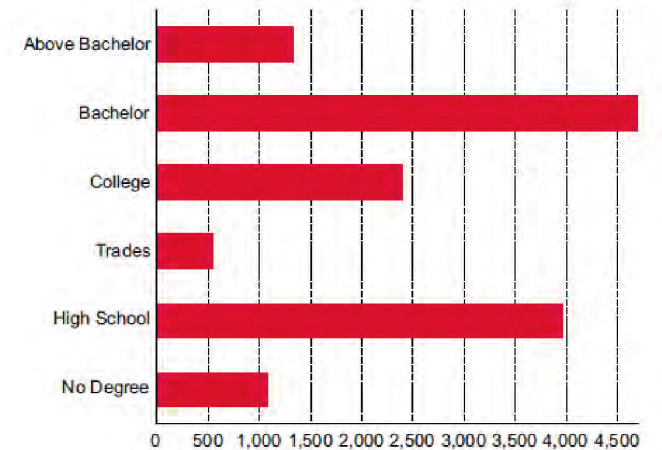


HOUSEHOLD SPENDING



Bars show comparison to **V6X (Richmond, BC)**

EDUCATIONAL ATTAINMENT



Source: Environics Analytics 2023, based on data collected by Statistics Canada for the current Canadian Census.

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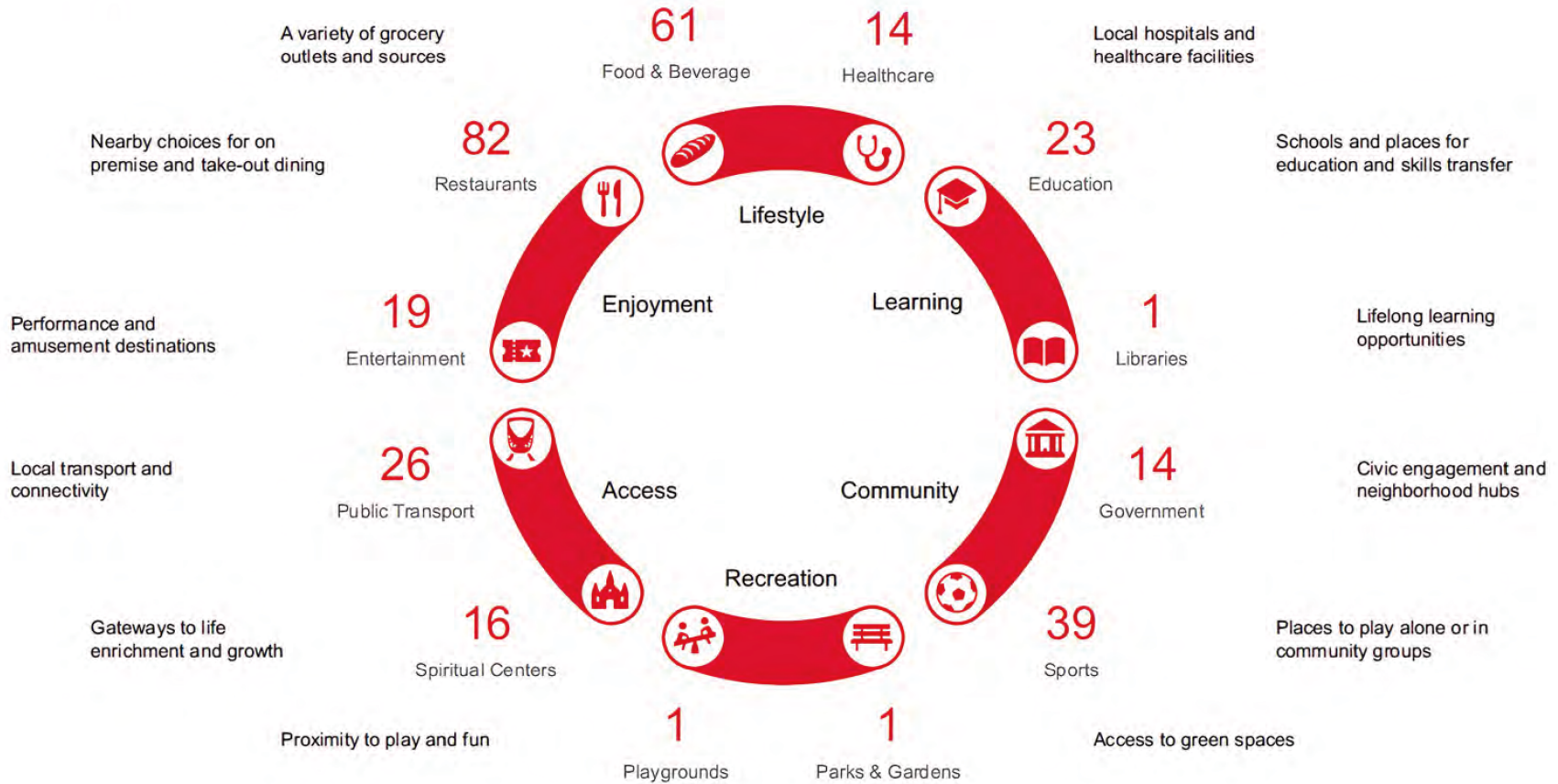


What's in My Community?

Places that make your life richer and community better

11751 Voyageur Way, Richmond, British Columbia, V6X 3J4

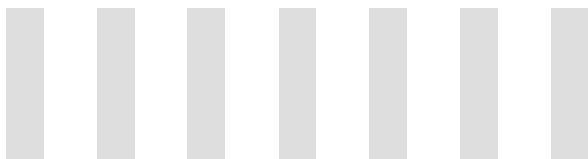
5 minutes



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 15-minute City concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from [Foursquare](#) and updated quarterly. Each category shows a max of 1250 locations.

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ZONING & DEVELOPMENT

ZI16 LIGHT INDUSTRIAL : BRIDGEPORT ROAD & VOYAGEUR WAY (BRIDGEPORT)

FULL ZONING BYLAW:

[HTTPS://WWW.RICHMOND.CA/ SHARED/ASSETS/ZI1653770.PDF](https://www.richmond.ca/shared/assets/zi1653770.pdf)

PERMITTED USES:

- CAR OR TRUCK WASH
- COMMERCIAL STORAGE
- COMMERCIAL VEHICLE PARKING AND STORAGE
- CONTRACTOR SERVICE
- EQUIPMENT, MAJOR
- EQUIPMENT, MINOR
- FLEET SERVICE
- INDUSTRIAL, GENERAL
- MANUFACTURING, CUSTOM INDOOR
- RECYCLING DEPOT
- RECYCLING DROP-OFF
- RESTAURANT
- UTILITY, MINOR
- VEHICLE REPAIR
- VEHICLE BODY REPAIR OR PAINT SHOP

OCP

A COMPREHENSIVE OFFICIAL COMMUNITY PLAN ALSO GOVERNS FUTURE LAND USES WITHIN THE CITY OF RICHMOND. PERUSAL OF THE OFFICIAL COMMUNITY PLAN (OCP) REVEALS THAT THE PROPERTY IS DESIGNATED "MIXED EMPLOYMENT", WHICH IS INTENDED FOR INDUSTRIAL, COMMERCIAL AND EMPLOYMENT-RELATED USES IN ORDER TO MEET REGIONAL ECONOMIC NEEDS.

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Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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