

**190 - 4611 NO. 6 ROAD, RICHMOND**

**STRATA WAREHOUSE FOR SALE OR GROUND FLOOR FOR LEASE**

**FOR  
LEASE/  
SALE**



**WILLIAM | WRIGHT**

**MATTHEW HO**

PERSONAL REAL ESTATE CORPORATION

[matthew.ho@williamwright.ca](mailto:matthew.ho@williamwright.ca)

604.428.5255

**STEVEN LAM**

PERSONAL REAL ESTATE CORPORATION

[steven@williamwright.ca](mailto:steven@williamwright.ca)

604.428.5255



## OVERVIEW

William Wright Commercial is pleased to present Unit 190 at 4611 No. 6 Road, a well-appointed 3,325 SF industrial strata unit featuring high-end improvements across two levels. The ground floor spans 2,135 SF and includes a modern showroom at the front, three private offices, and warehouse space at the rear with rear grade-level loading.

A 1,190 SF second-floor office is currently leased until December 2027, providing stable rental income. The unit also includes a permitted 276 SF extended mezzanine with two enclosed rooms, offering added flexibility. This space is ideal for owner-users seeking a functional layout with premium finishings, along with a built-in mortgage helper.



## PROPERTY FEATURES



**2nd floor leased providing additional income**



**Corner unit exposure**



**10'x12' Rear grade loading**



**Professionally improved with quality materials throughout**

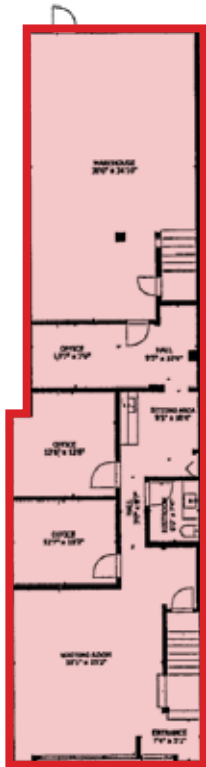




## SALIENT FACTS

Size	Main floor: $\pm$ 2,135 SF (vacant)
	2nd floor: 1,190 $\pm$ SF (leased)
	Total: $\pm$ 3,325 SF
Zoning	IB1
Basic Rent	\$21.00/FT
Add. Rent	\$6.00/FT
PID	014-669-081
Legal Description	STRATA LOT 9 SECTION 32 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW3047 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Price	\$1,828,750

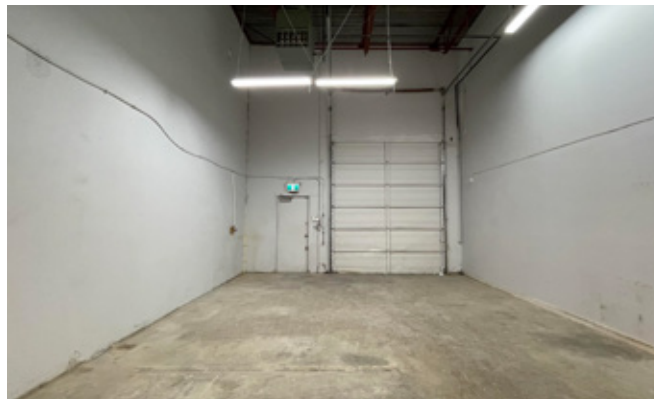
MAIN  
FLR



2ND  
FLR



Floorplan is provided for illustrative purposes only and is not to scale. All measurements and layouts are approximate and should be verified by Tenant or Tenant's agent if deemed important.





## LOCATION

Located in one of Richmond's most active industrial corridors, 4611 No. 6 Road offers excellent access to major transportation routes and surrounding commercial hubs. The property is just minutes from Highway 91, Highway 99, and Knight Street Bridge, providing seamless connectivity to Vancouver, Delta, and the rest of Metro Vancouver. The area is home to a wide range of industrial, logistics, and service-based businesses, making it an ideal setting for users seeking convenience and operational efficiency.

## DRIVING DISTANCES

HIGHWAY 91	7 MIN DRIVE
CENTRAL RICHMOND	10 MIN DRIVE
LANSDOWNE STATION	12 MIN DRIVE
YVR AIRPORT	15 MIN DRIVE
US BORDER	20 MIN DRIVE
DOWNTOWN VANCOUVER	30 MIN DRIVE