

12180 Bridgeport Rd

Richmond, BC



High Exposure Showroom Property On Peninsula 1.22 AC Lot

Contact

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Industrial | For Sale



Space Features



High Exposure Location
 (265' of frontage on
 Bridgeport)



Pylon
 Signage



Multiple Point
 of In/Egress



Fenced Rear
 Yard/Loading
 Area



Immediate Proximity
 to Rapid Transit

The Opportunity

A rare opportunity to acquire a high exposure property with large exposure on Bridgeport Rd, the busiest industrial retail corridor in the City. Lots of benefited traffic with IKEA, Home Depot, Leon's & Staples all in the immediate neighbourhood.

\$20,500,000

Asking Price

\$149,650.63

Property Tax (2024)

Vacant Possession with Notice

Availability

IR-1 (Industrial/Retail)

Zoning

Property Details

Building Size

West Unit	14,848 SF
East Unit*	15,618 SF
Total	30,466 SF

*Including Mezzanine/Office 2,394 SF

Lot Size

1.22 AC (57% site coverage)

Site Coverage

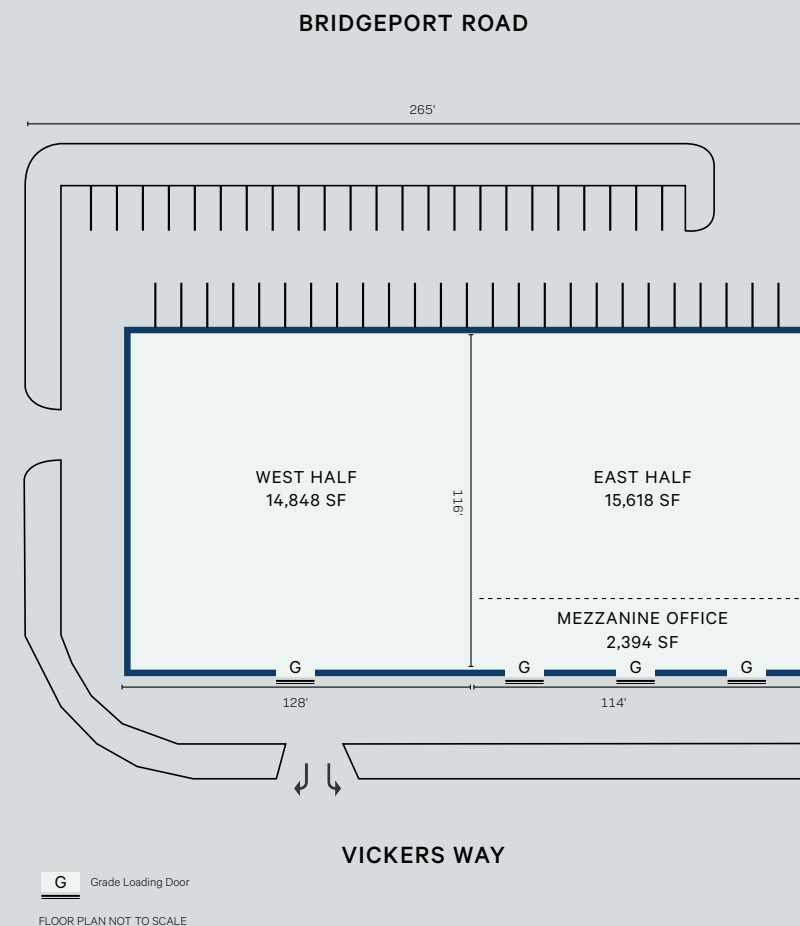
30% (possible for approx. 20% additional density)

Loading

4 grade doors

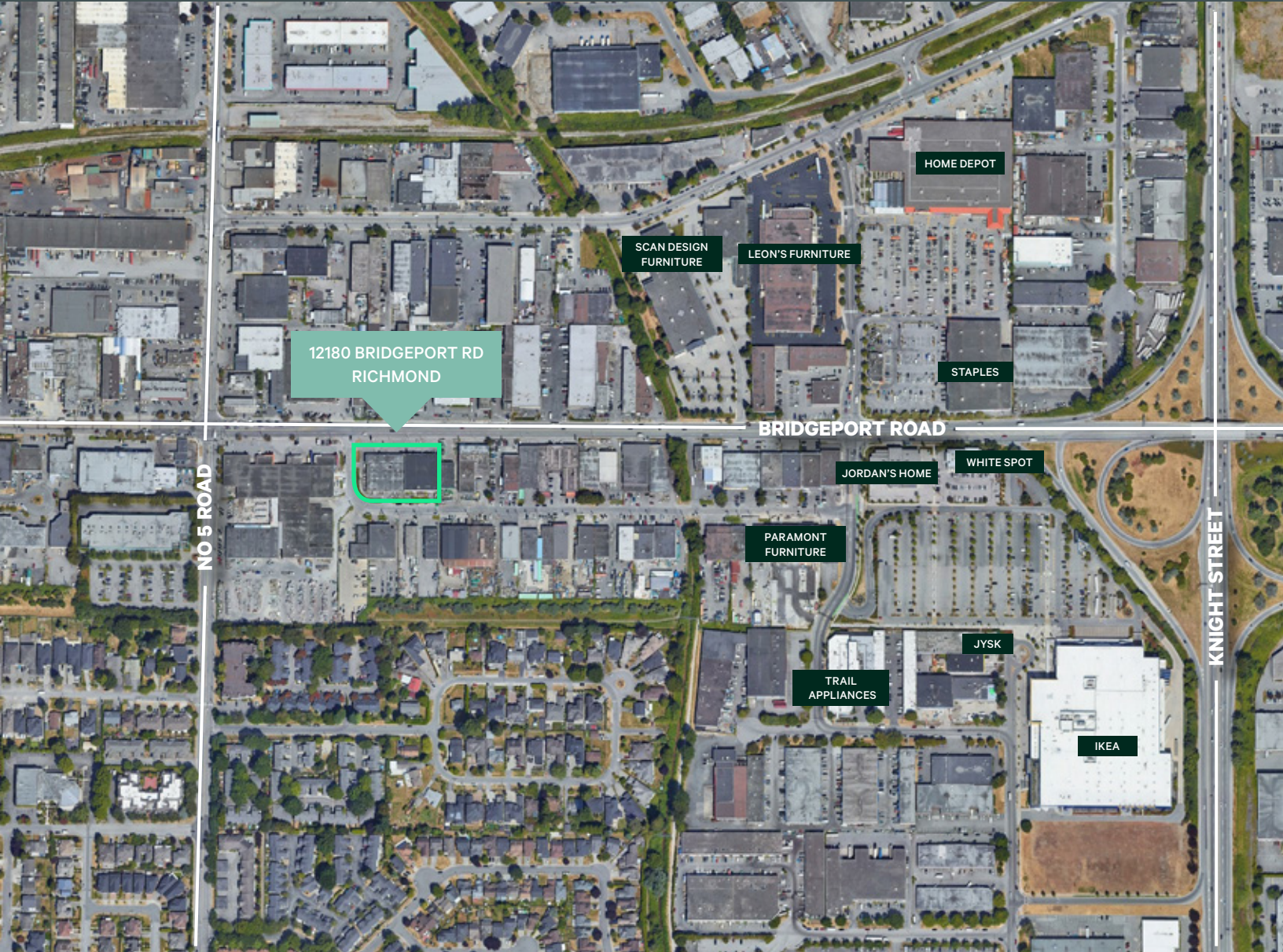
Parking

45 stalls (with additional yard area at the west and south aspect of the building)



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Driving Times

10 MIN
YVR

19 MIN
South Fraser
Perimeter Road

26 MIN
Trans-Canada
Highway

27 MIN
Fraser Surrey
Docks

29 MIN
US/Canada
Border

30 MIN
Deltaport

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