

**UNIT 2170  
21000 WESTMINSTER HIGHWAY  
RICHMOND**

**OPPORTUNITY TO PURCHASE A  
3,326 SF GRADE LOADING UNIT  
WITH Z11 CAR DEALERSHIP ZONING**



[theindustrialspecialists.com](http://theindustrialspecialists.com)

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## Unit size

1,132 SF (Second floor office)

2,194 SF (Warehouse)

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**3,326 SF Total**

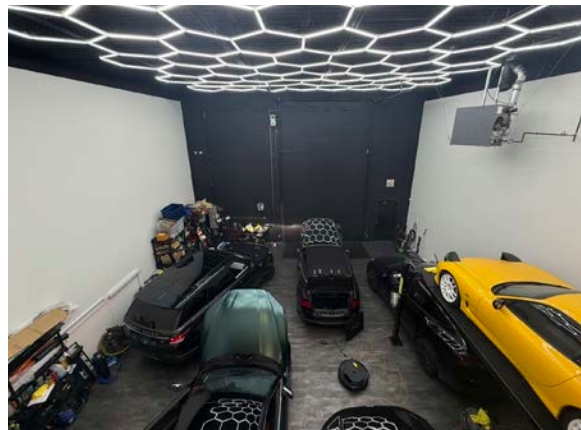
## Z11 Zoning

Industrial Limited Retail - Hamilton  
Permits general industrial, office, vehicle  
sale/rental uses

LOADING	1 grade door
CEILING HEIGHT	18'
PARKING	3 stalls
PROPERTY TAXES	\$14,232 (2025)
SALE PRICE	<b>\$2,190,000</b>

## Building Features

- + Unique zoning for car dealership opportunity
- + Ample parking out front
- + Westminster Highway exposure
- + Existing built out office space



UNIT 2170 - 21000  
WESTMINSTER HIGHWAY

# Drive Times

2 mins

Highway 91

15 mins

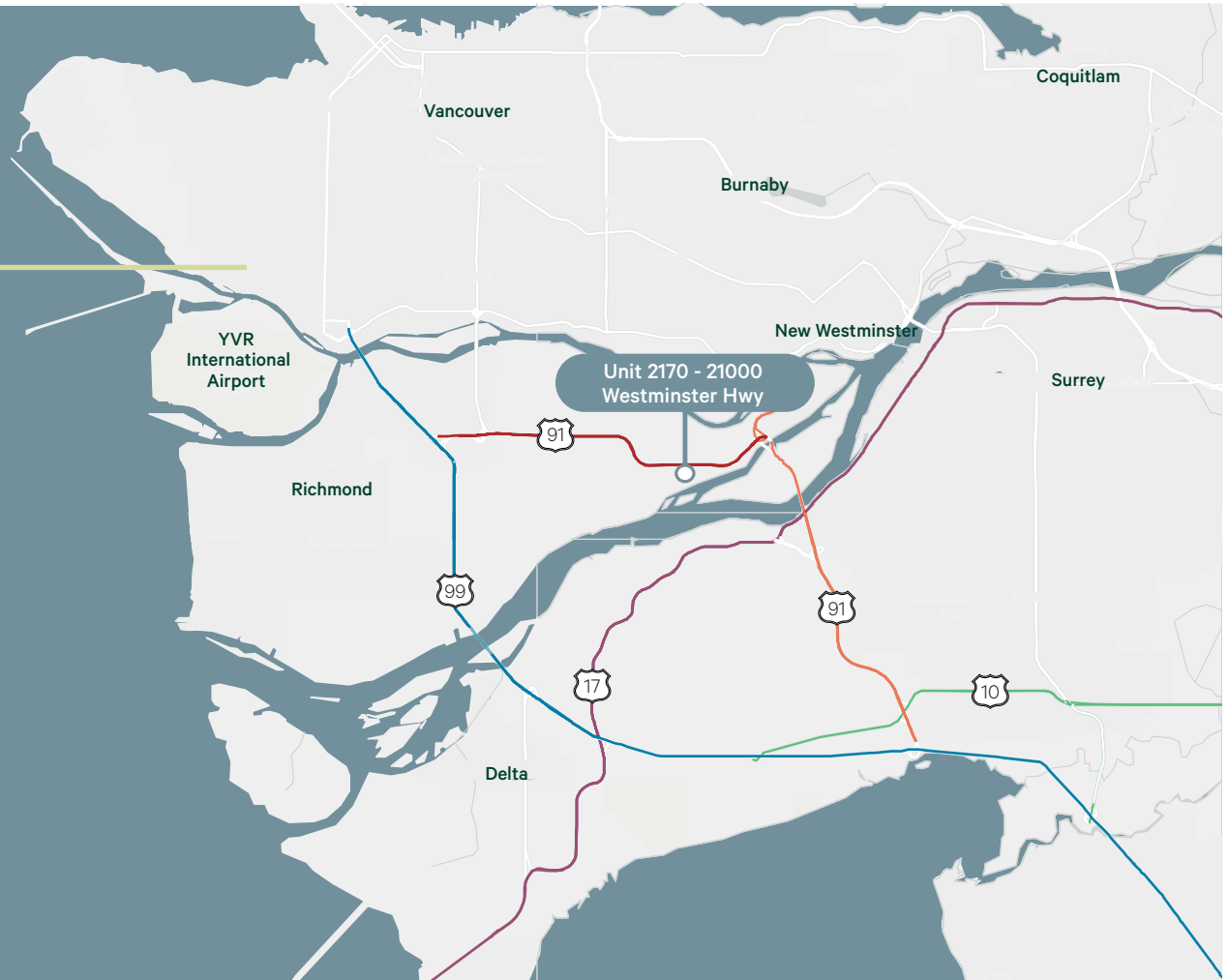
YVR Airport

15 mins

Richmond Centre

25 mins

Surrey



## Connect with us for more information

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