



Building A

4899 Vanguard Rd, Richmond, BC V6X 2P8



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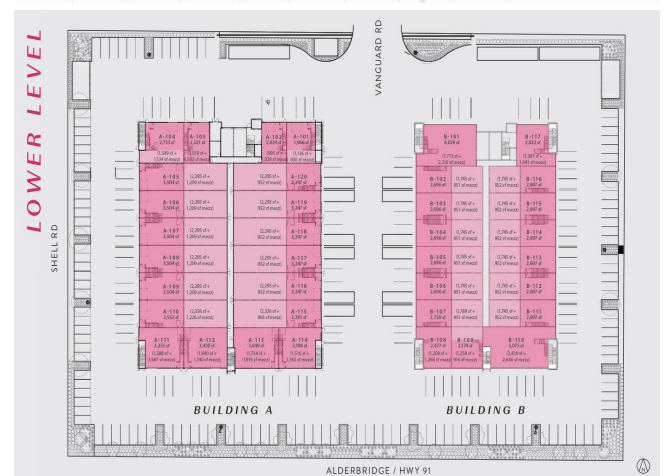
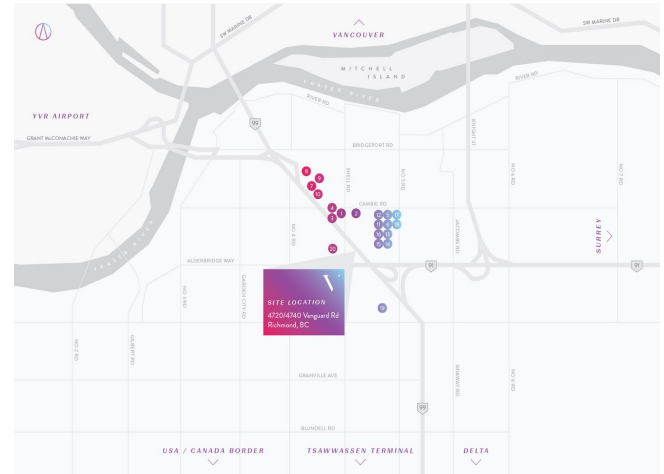


Building A

\$1,688,000

KEY FEATURES:- 22'clear ceiling heights PRIVATE 1 Grade/dock loading doors per unit ESFR Sprinkler system included High efficiency LED lighting system 100 amp 600 volts, 3-Phase electrical service per unit Rough-in plumbing for washrooms included Modern architectural design offers strong corporate image Ample glazing allowing an abundance of natural light
Regards Electricity and plumbing including Each unit. Building has 2 commercial Service Elevators, 3rd elevator for 6 people Very Close to YVR international airport
ADDITIONAL GOLDEN POINT :- Each unit has 2 story (main floor and MEZZANINE) CAN BE RENTED TO TWO SEPARATE TENANTS. **PARKING:-** Total 12 parking between both units Plus visitor parking available
PUBLIC TRANSPORTATION: 405 Busline - No.5 Road & Cambie 410 Busline - 22nd Street Station & Queens Borough C96 Busline to E Cambie & Brighthouse Station Canada Line Aberdeen Station via 410 Busline ** This unit is on 2nd floor of this 2 story building and has 2 big commercial elevators...

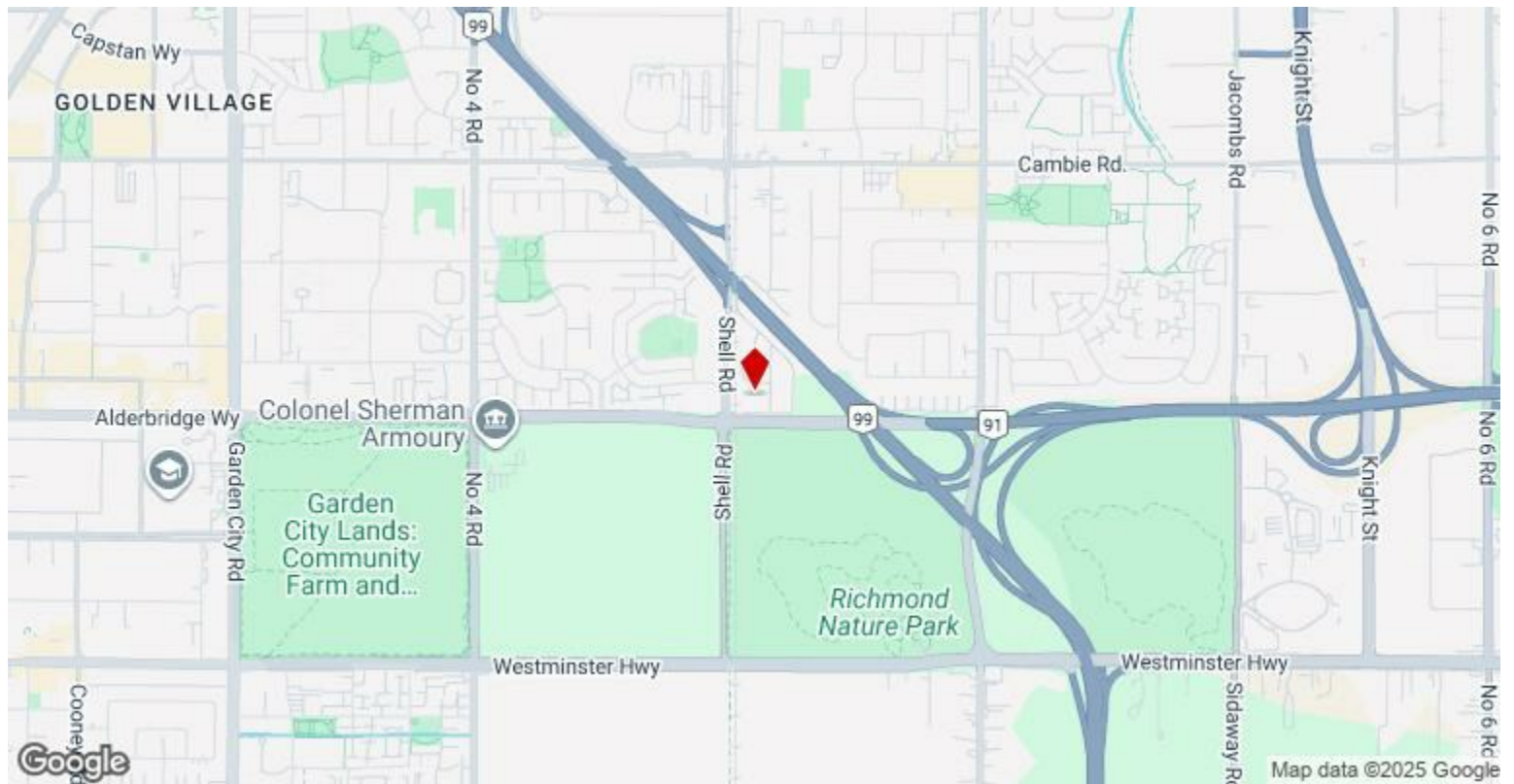
- Natural light exposure
- Ample parking
- Heavy commercialized area



Price:	\$1,688,000
Unit Size:	3,017 SF
No. Units:	1
Total Building Size:	101,456 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Sale Type:	Investment
Building Class:	A
Floors:	3
Typical Floor Size:	33,819 SF
Year Built:	2023
Lot Size:	4.52 AC

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Hineon Led Neon Signs	-	
Lumia Solutions Inc	-	



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Property Photos



Property Photos



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Interior Photo



Interior Photo

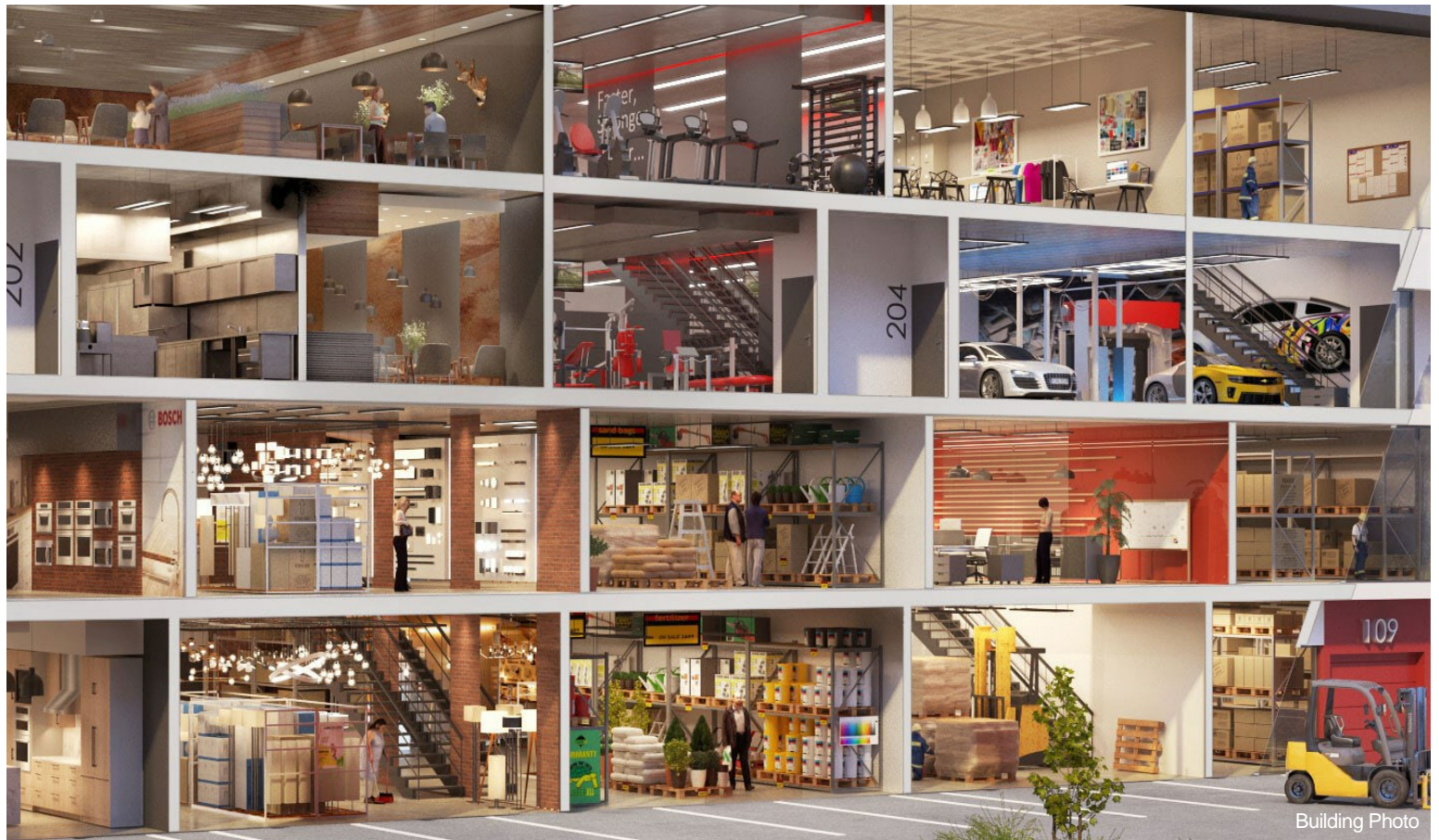
Property Photos



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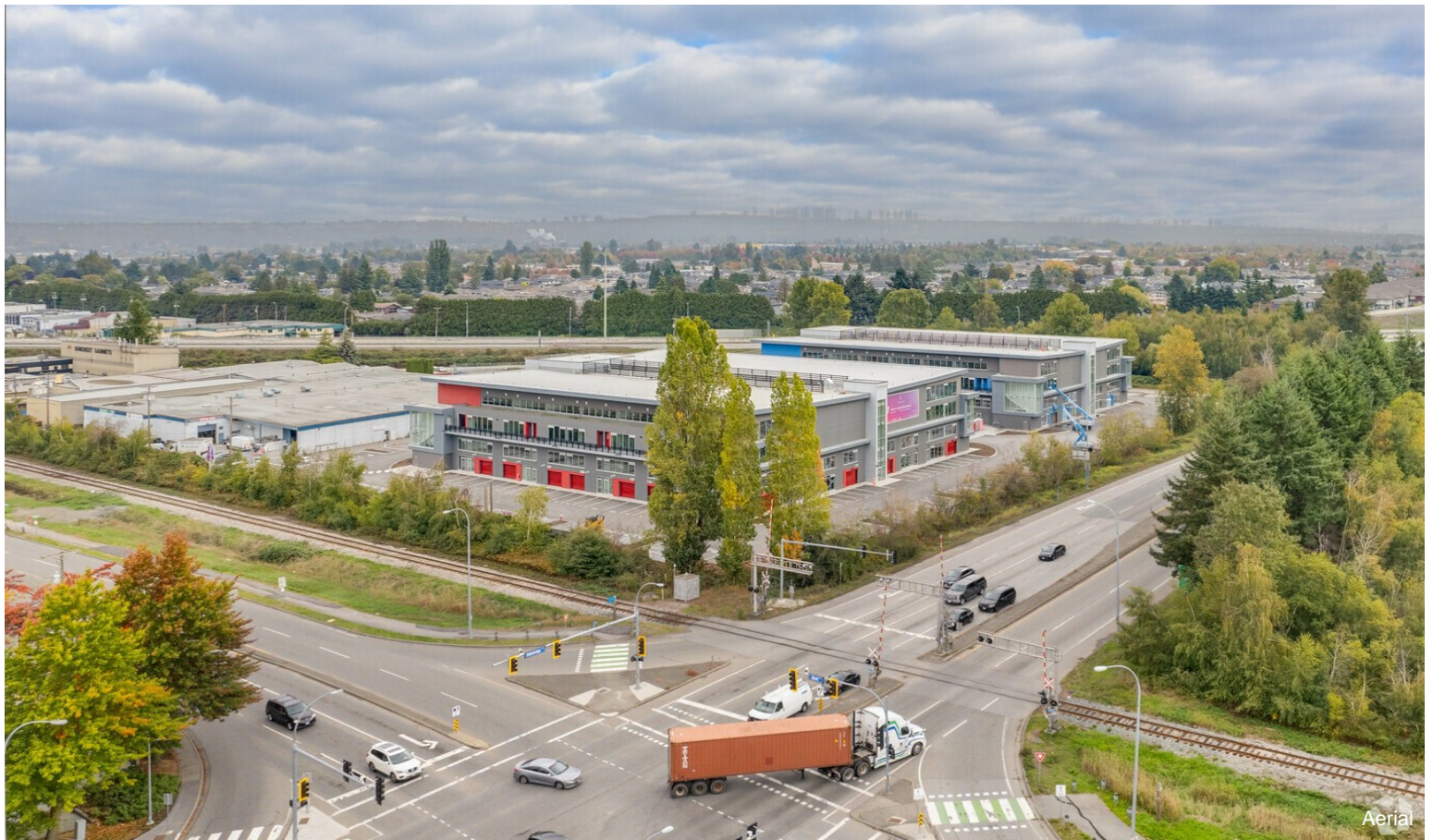
Property Photos



Property Photos



Building Photo



Aerial

Property Photos



Property Photos



Property Photos



Property Photos

