



Colliers



**FOR SALE OR LEASE**

**2,057 SF** of Warehouse & Office  
with Grade Loading

Unit 144 - 11782 River Road, Richmond

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# The Opportunity

Opportunity to own or lease a spacious 2,057 square foot strata unit in the 11782 River Road complex. Ideally located in North Richmond with quick access to Highway 99, the Richmond-Vancouver corridor and Vancouver International Airport.

The unit offers flexible layout potential, suited for showroom, office, R&D or light industrial use. Well-maintained with modern utilities, excellent for owner-users or investor occupants.

**Civic Address** Unit 144 - 11782 River Road, Richmond

**Zoning** IL: Light Impact Industrial

<b>Unit Breakdown*</b>	Mezzanine	750 SF
	Warehouse	1,307 SF
	Total	2,057 SF

**Lease Rate** \$19.00/SF

**Additional Rent** Contact agents

**Asking Price** ~~\$1,080,000~~ Now \$956,505 (\$465/SF)

**Property Taxes** \$8,968.24 (2025)

**Strata Fees** \$172.67 (per month)

**Availability** Immediate





# Features



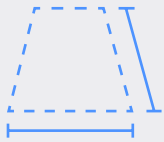
Two (2) designated parking stalls plus loading area



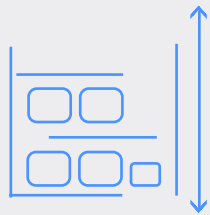
One (1) grade loading door



Flexible IL zoning



Flexible layout potential



19' Clear ceiling height



Quick access to Hwy 99

*\* All areas are approximate and to be verified by the Purchaser*





An aerial photograph of a large industrial complex with multiple long, low-rise buildings featuring grey roofs and blue accents. The complex is situated along a waterfront with a river or harbor. In the background, a city skyline with various high-rise buildings is visible, followed by a range of mountains under a clear blue sky.

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