

FOR SALE



2,142 SF



Office buildout with open warehouse and front grade-level loading door

RICHMOND, BC | 1125-11980 HAMMERSMITH WAY

A turnkey opportunity in one of Metro Vancouver's most established and supply-constrained industrial markets. Strategically located with convenient access to Highway 99, Vancouver, YVR Airport, and key transportation routes.

Lisa Tabios
604-209-8876
lisa.tabios@remax.net

Gary Pawluk
604-377-0661
garypawluk@shaw.ca

RE/MAX 2000 Realty
103-15127 100 Ave
Surrey, BC V3R 0N9
604-583-2000
www.remax2000realty.com

1125-11980 Hammersmith Way, Richmond, BC

Positioned in Richmond's highly sought-after Ironwood industrial corridor, this well-appointed strata unit offers a functional and efficient layout within a modern business park. The premises features a quality office buildout complemented by an open warehouse area, one grade-level front loading door, and three dedicated parking stalls—well-suited for a variety of owner-occupiers or investors.



KEY FEATURES

- Approximately 2,142 SF total size
- 1,236 SF warehouse space
- 906 SF second-floor office space
- 1 Grade Door – 10' ft.
- Parking Spaces: 3
- Constructed in 2009
- 2025 Taxes \$9,502.39
- Supports a range of light industrial & business uses
- Convenient access to Highway 99
- Close proximity to YVR

Property Details

Legal Description

Strata Lot 6 Section 1 Block 3
North Range 6 West New
Westminster District Strata
Plan BCS3390

PID

027-871-827

Lot Size

2,142 SF

Floor Area

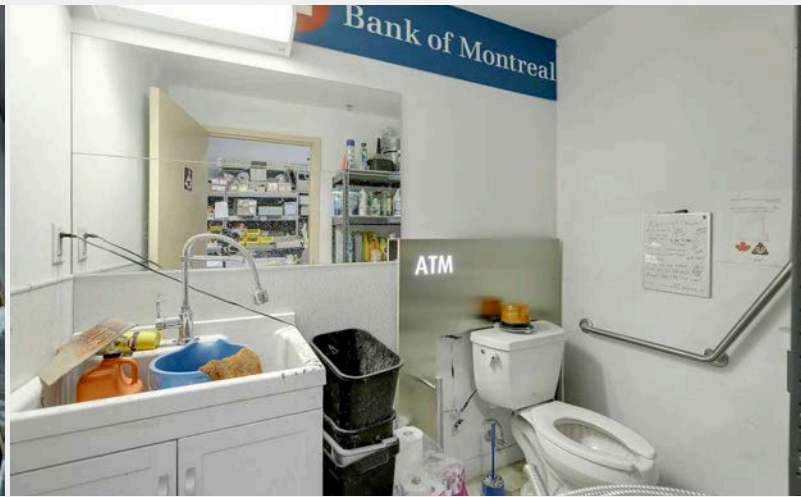
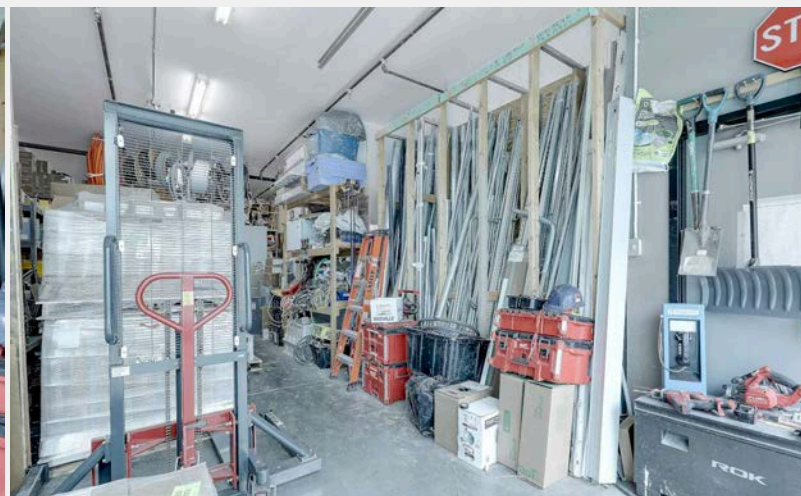
1,236 SF

Zoning

IB1 – Industrial Business Park

Price

\$1,049,000

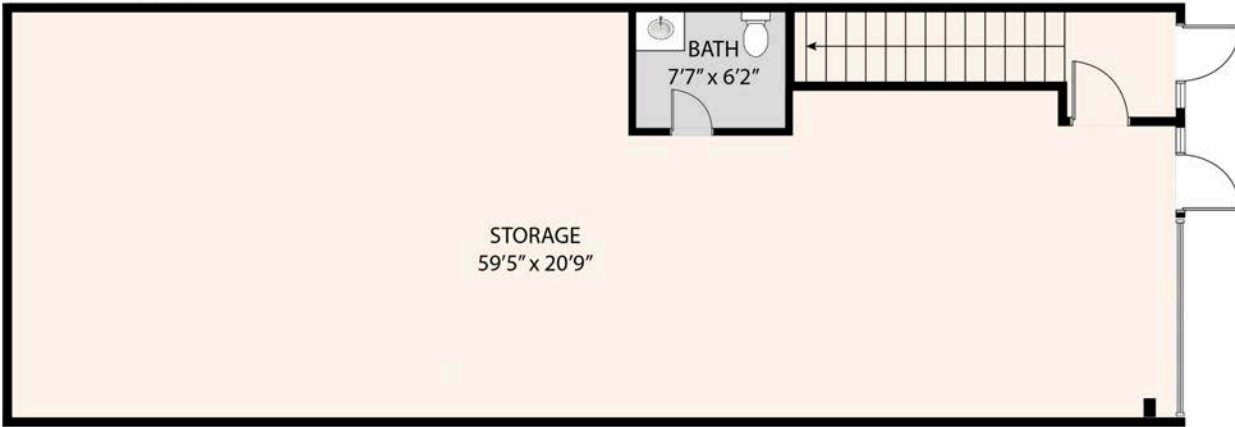


Floor Plan

1125 - 11980 Hammersmith Way, Richmond

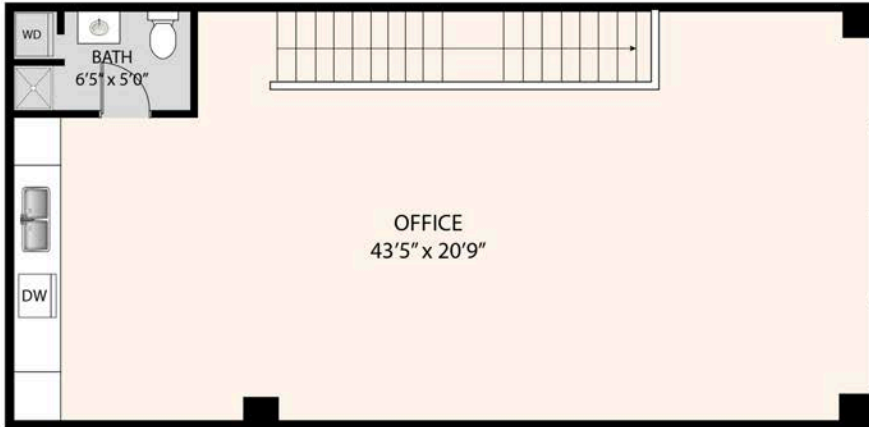
MAIN FLOOR

FLOOR AREA: 1,285 SQ.FT



LOWER FLOOR

FLOOR AREA: 950 SQ.FT



FLOOR AREA (SQ.FT)	
MAIN FLOOR	1,285 SF
LOWER FLOOR	950 SF
TOTAL (SQ.FT)	2,235 SF

D	DRYER	RF	REFRIGERATOR
DW	DISH WASHER	STO	STOVE
FURN	FURNACE	W	WASHER
HWT	HOT WATER TANK	WD	WASHER / DRYER

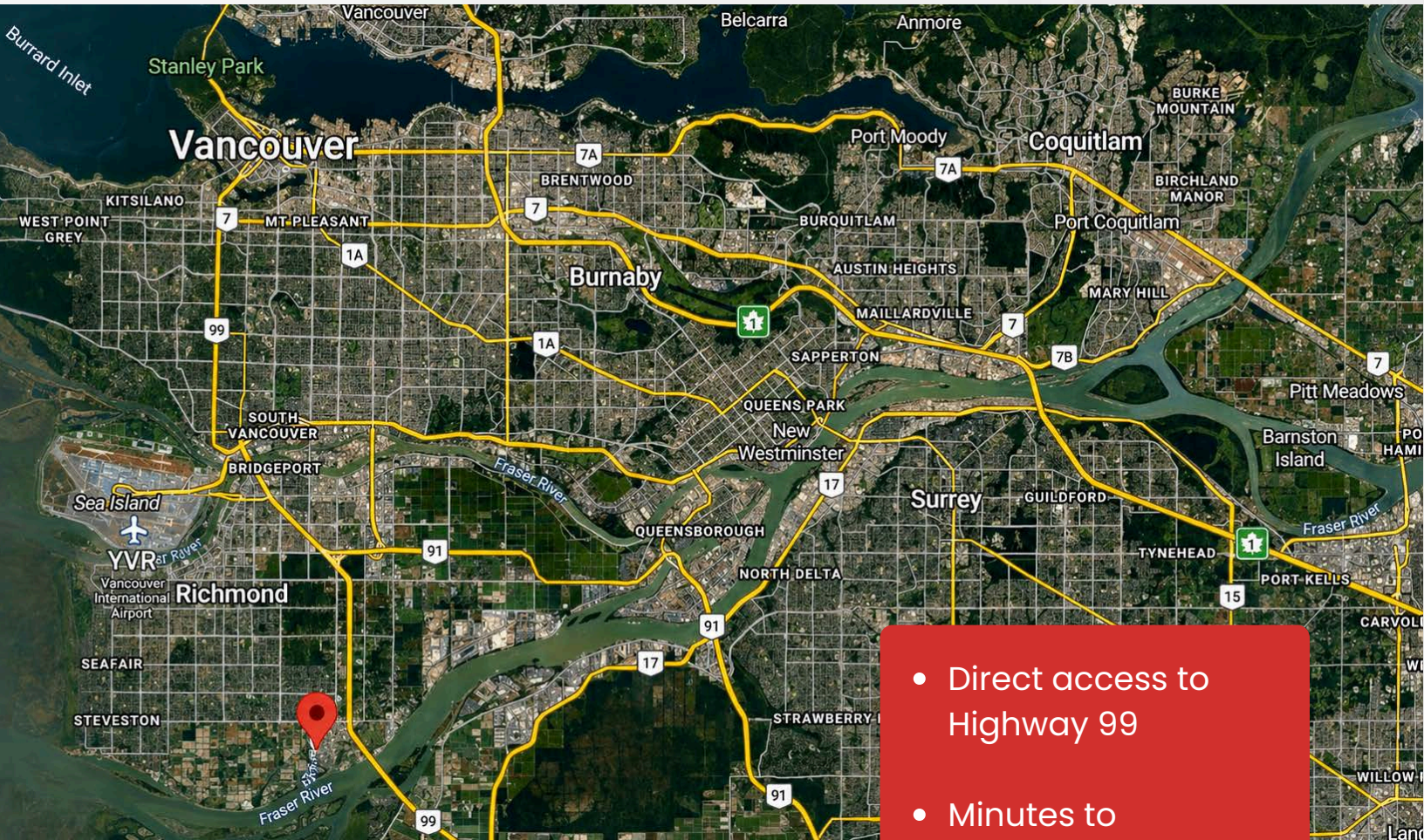


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VIDEO / PHOTOGRAPHY / FLOOR PLAN / MATTERPORT

The floor plan is developed for marketing purposes only. There, it is not intended for Architectural or construction use. No information is taken from original blueprints or strata plans. Finished area is defined as "an enclosed area in a house suitable for year-round use" illustrated by the red dashed line on this promotional material. Total square footage is calculated to the exterior walls. The rooms are named as possible use of space based on the marketing proposal. Room sizes are approximately dimensioned to the inside of the walls with an error tolerance of +/- 2%. Adding up room sizes will not match the total square footage. **E&O Insured.**

Strategic Industrial Location



- Direct access to Highway 99
- Minutes to YVR airport
- Central to Metro Vancouver logistics network

CONTACT US

Lisa Tabios | Christina Scott
Phone: 604-209-8876 | 778-882-7231
Email: Lisa.tabios@remax.net
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