

**Active**  
**C8065124**


**4-5 3691 VIKING WAY WAY**  
**East Cambie**  
**Richmond**  
**V6V 2J5**

**For Lease**  
**Industrial**

For Sale Price: **\$0**

Additional Property Types:  
**Industrial**

Leased/Sold Date:  
Leased/Sold Price: /

Listing Map: 



Zoning: **IB1** Gross Prop Tax: Tax Yr: Sale Type: **Lease**  
P.I.D.#: **800-174-941** Building/Complex Name:

**Easy access to all the HWYs, offers highly sought-after corporate/tech industrial area, spacious grounds with landscaping and lots of parking with rear double dock loading, 18' clear ceiling height. One level plan and NO mezzanine. Front with open office and small meeting room, back for warehouse; suitable for a store/showroom front with storage/warehouse at the back. IB1 zoning with a variety of usage. Call for all the details and showing appointment.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: Space Avail for Lse: **3,450**  
Subj. Space Width Whse/Indust.Sq.Ft: **2,800**  
Subj. Space Depth: Office Area Sq. Ft: **650**  
Land Size Sq. Ft. **0.00** Retail Area Sq. Ft:  
Land Size Acres: **0.00** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft:  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: Min. Divisible Space:  
Subj Prop Depth ft.: Max. Contig. Space:

**LEASE DETAILS:**

Lease Type: **Net**  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?: **No**  
Strata Fees/Month: **\$0.00**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Strata**  
First Nat.Res:  
Occupancy: **Owner**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF: **\$24.00**  
Est. Additional Rent / SF: **\$9.40**  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: # of Docks **2**  
# of Storeys: **1** # of Grade Doors:  
# of Elevators: # of Loading Doors:  
# Parking Spaces: Clear Ceiling Ht (ft):  
Year Built: **1987** Class of Space:  
Building Type: **Mixed Use**  
Construction Type: **Concrete, Mixed**  
Potential to Redevelop? Comments:  
Environ. Assess.Done? **Not Applicable** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

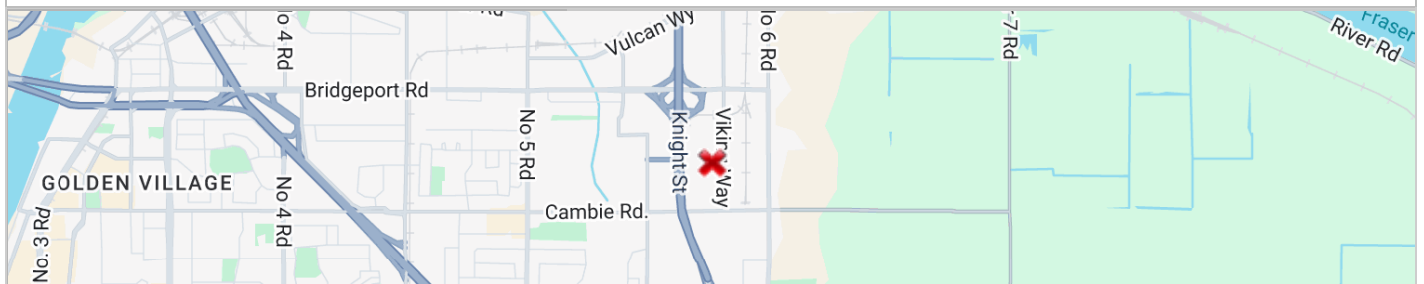
Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Reqd: **No**  
Major Use Description:

**LISTING FIRM(S):**

- 1. LeHomes Realty Premier
- 2.
- 3.

**PRESENTED BY:**

**Jackey Huang PREC\* - CONTC: 778-892-7909**  
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Client View