

# For Sale by Court Order

Freestanding Office/Industrial building  
in one of Richmond's most established  
business parks.

13799 Commerce Parkway  
**Richmond, BC**

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# The Opportunity

*Opportunity to purchase a freestanding building with owner-user/investment potential in Richmond.*

13799 Commerce Parkway is located adjacent to Richmond's Crestwood Corporate Centre, one of Metro Vancouver's established business parks. The property offers convenient access to Highway 99, Highway 91, and Knight Street, providing direct connectivity to Vancouver and YVR International Airport.



Ability for an owner-user to take advantage of immediate occupancy of up to 42,000 SF



Prominent frontage along Commerce Parkway and No. 6 Road



140 surface level parking stalls



Building signage opportunities in a high-traffic area



Secure tenancies in place with strong rental rates



# Building Overview

## Salient Facts

Address	13799 Commerce Parkway, Richmond
PID	017-374-782
Site Size	2.95 Acres
Building Size	63,805 SF
Year Built	1991
Zoning	<b>IB1 - Industrial Business Park</b>
Annual Taxes (2025)	\$152,984.26
Tenancy Details	Contact listing agents
Asking Purchase Price:	\$18,800,000 (\$295 PSF)

*All offers subject to court approval*



# The Neighbourhood

## Richmond

13799 Commerce Parkway is located adjacent to Crestwood Corporate Centre in North Richmond, a well-established business hub that combines professional offices, light industrial, and service-oriented businesses. The area offers excellent connectivity, with access to Highway 99, Highway 91, Knight Street, and a 20-minute drive to downtown Vancouver and 15 minutes to YVR International Airport.

### Distance to Nearby Amenities

**20**  
minutes

to Downtown  
Vancouver

**15**  
minutes

to YVR Airport

**30**  
minutes

to U.S. Border



# Building Photos

## Ground Floor



# Building Photos

## Second Floor





# Offering Process

Prospective purchasers are invited to submit offers to purchase the property for consideration by the Seller. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of the offer preferred by the Seller, a copy of which is available through the listing agents, upon request.

*Note that the sale of the property will be subject to approval by the Supreme Court of British Columbia.*



Accelerating success.

Contact us for more information:

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