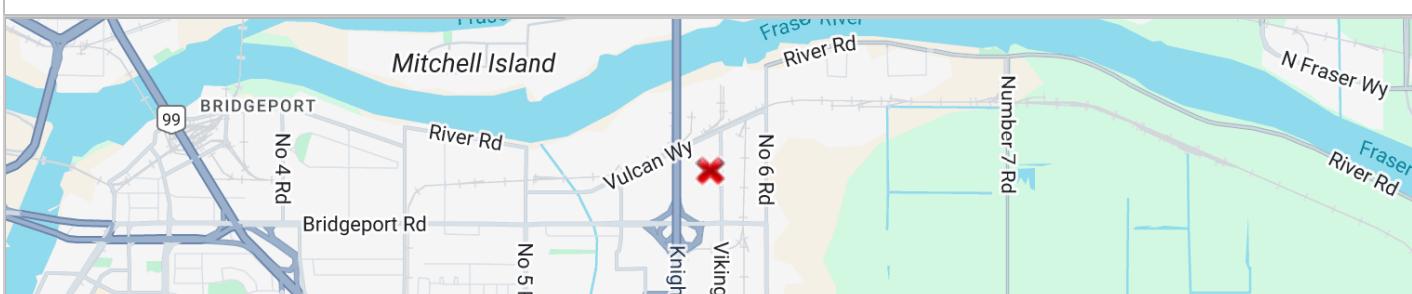


Active C8065174	115 & 120 2639 VIKING WAY Bridgeport RI Richmond V6V 3B7	For Sale Industrial \$1,880,000
Additional Property Types: Industrial, Retail	Listing Map: 	For Sale Price: Leased/Sold Date: Leased/Sold Price: /

	Zoning: IB1 Gross Prop Tax: \$7,204.81 Tax Yr: 2024 Sale Type: Asset P.I.D.#: 026-128-501 Building/Complex Name: Show room use, large exposed corner unit for sale or lease, 2440sqf, IB-1 zoning, adjacent to HWY91/99/Knight, low maintenance fee, 4 reserved PK spots, \$1.88M for sale, must go!
---	--

MEASUREMENTS:		LEASE DETAILS:	NET / GROSS RENT DETAILS:
Subj. Space Sq.Ft:	2,440 Space Avail for Lse:	Lease Type:	Basic Rent per Annum/SF:
Subj. Space Width	Whse/Indust.Sq.Ft:	Lease Expiry Date:	Est. Additional Rent / SF:
Subj. Space Depth:	Office Area Sq. Ft:	Lse Term/Months:	Basic Rent per Month:
Land Size Sq. Ft.	0.00 Retail Area Sq. Ft:	Is a Sub-lease?:	Est. Add. Rent per Month:
Land Size Acres:	0.00 Mezzanine Sq. Ft:	Strata Fees/Month: \$0.00	Basic Rent per Annum:
Acres Freehold:	Other Area Sq. Ft:	Seller's Int.: Registered Owner	Gross Rent per Annum/SF:
Acres Leasehold:	Main Resid. Sq.Ft:	Int. In Land: Strata	Gross Rent per Month:
Subj Prop Width ft.:	0.00 Min. Divisible Space:	First Nat.Res:	Gross Rent per Annum:
Subj Prop Depth ft.:	0.00 Max. Contig. Space:	Occupancy: Owner	
BASIC BUILDING & PROPERTY DETAILS:		MULTI-FAMILY DETAILS:	BUSINESS & AGRI-BUS. DETAILS:
# of Buildings:	# of Docks	# of Bachelor Apts:	Major Business Type:
# of Storeys:	# of Grade Doors:	# of Studio Apts:	Minor Business Type:
# of Elevators:	# of Loading Doors:	# of 1 Bdrm Apts:	Business Name (d.b.a.):
# Parking Spaces:	Clear Ceiling Ht (ft):	# of 2 Bdrm Apts:	
Year Built:	2004 Class of Space:	# of 3 Bdrm Apts:	Bus. Oper. Since (yr):
Building Type:	Commercial Mix	# of 4+ Bdrm Apts:	Confidentiality Reqd:
Construction Type:	Mixed	# of Penthouse Apts:	Major Use Description:
Potential to Redevelop?	Comments:	Total # of Apts	
Environ. Assess.Done?	Not Applicable Comments:	# of Other Units:	
		Total # of Units:	
		APOD Cap Rate	

LISTING FIRM(S):	PRESENTED BY:
1. LeHomes Realty Premier 2. 3.	Jackey Huang PREC* - CONTC: 778-892-7909 LeHomes Realty Premier jackeyhuang58@gmail.com https://jackeycanadacommercial.rifo.co





The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® (the Boards) and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC® indicates Personal Real Estate Corporation.

Client View