

FOR SALE | INDUSTRIAL
#140 & 150 - 2088 NO. 5 ROAD
RICHMOND, BC

PRICE REDUCED



- ▶ **8,467 SF Warehouse/Showroom Strata Unit**
- ▶ **Excellent Highway Access**

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#140 & 150 - 2088 NO. 5 ROAD

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Location

This light industrial property on No 5 Road offers unparalleled access, location, and features, including huge storefront and showroom for primary B2B clients and walk-ins, making it the ideal choice for investors. Positioned in the heart of Richmond's industrial zone, this property is steps away from Highway 99 and Highway 91, and YVR.

Features

- ▶ 3-phase power
- ▶ 19 parking stalls
- ▶ 10x10 grade loading door
- ▶ Loading zone
- ▶ Tilt-up wall concrete construction
- ▶ Fire alarm only
- ▶ Strong long term tenant

Available Area

Unit 140 - main floor	3,451 SF
Unit 140 - 2nd floor	1,316 SF
Unit 140 - mezzanine	1,307 SF
Unit 150 - main floor	1,693 SF
Unit 150 - 2nd floor	700 SF
Total	8,467 SF

PID

016-099-885, 016-099-877

Zoning

IR-1

Year Built

1991

Strata Fees

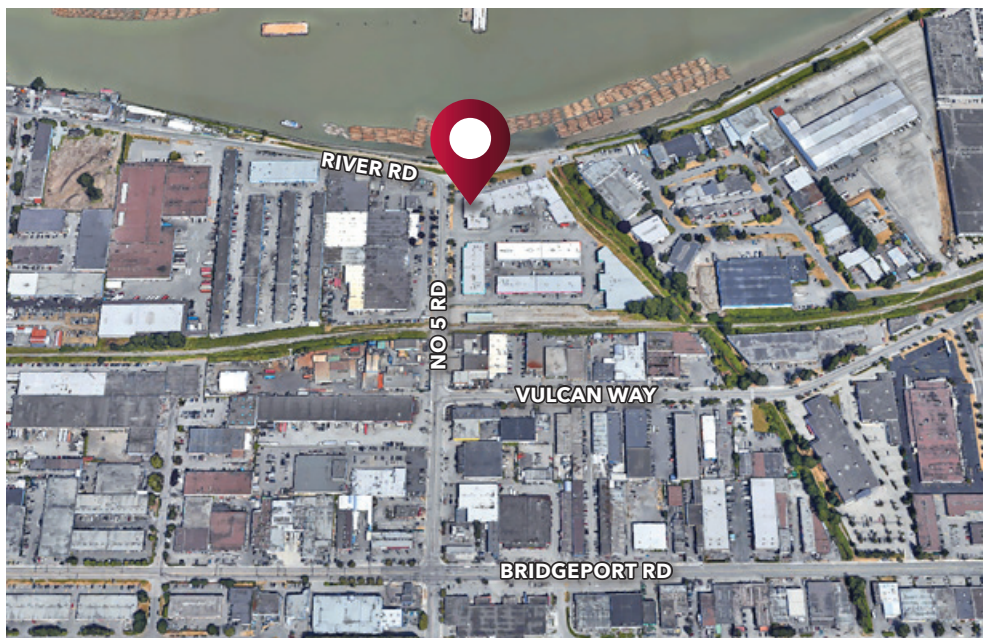
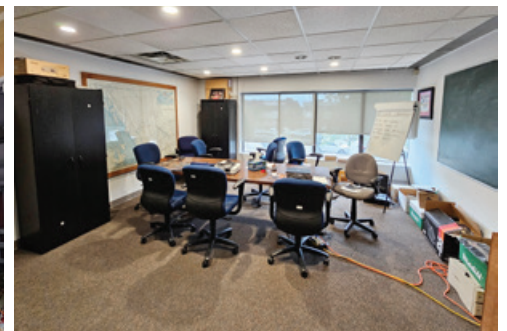
\$473.57 per month for both units

Property Taxes

Unit 140	\$19,891.71
Unit 150	\$9,934.71
Total	\$29,826.42

Asking Price

\$4,350,000



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