

**AVISON  
YOUNG**

**For Sale**

**Unit 7 - 12880 Bathgate Way  
Richmond, BC**



**NEW PRICING**

Avison Young is pleased to present the opportunity to own a 1,463 sf industrial unit in Richmond's prestigious Crestwood area

**Ron J. Emerson\***, Vice President  
604 260 3997  
ron.emerson@avisonyoung.com  
*\*Ron J. Emerson Personal Real Estate Corporation*



## PROPERTY DETAILS

### UNIT 7

1,463 sf

### ZONING

IB1 - Industrial Business Park

### NEW PRICE

\$920,000.00

### PROPERTY TAXES (2024)

\$7,756.09

### STRATA FEES

\$205.19 per month

### AVAILABILITY

30-60 day notice







## Opportunity

For the discerning owner-user, this practical shell industrial unit offers an ideal footprint in Richmond's prestigious Crestwood area. Benefit from an efficient open layout, essential washroom facilities, and easy access via the front grade-level loading door. This is a prime opportunity to establish or expand your operations in a well-connected and respected industrial community.

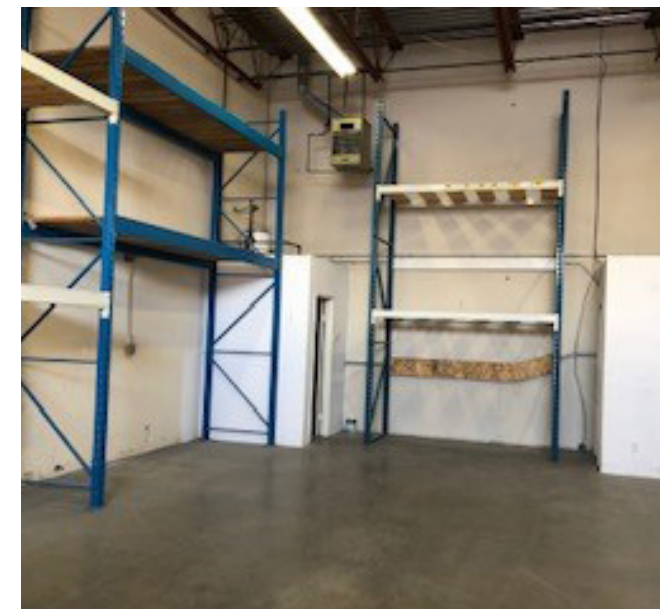
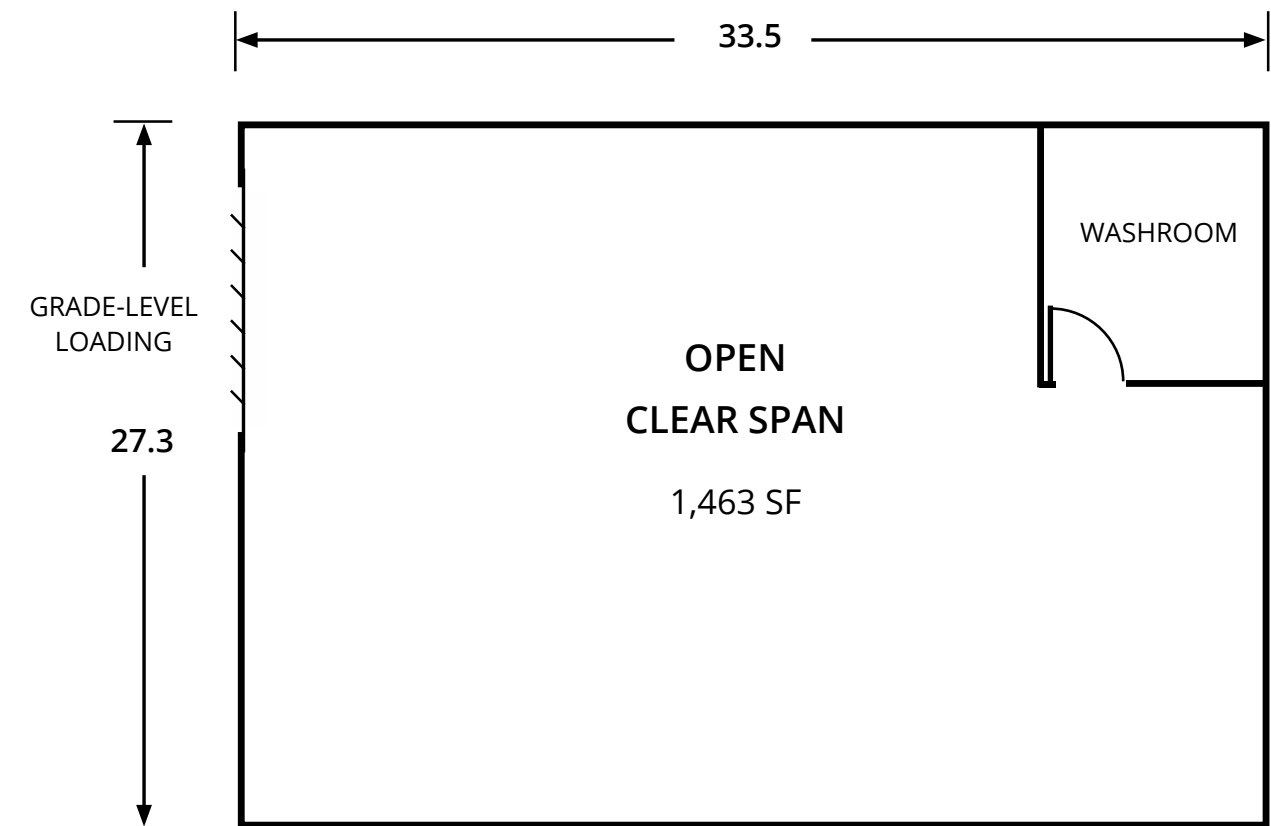
## Location

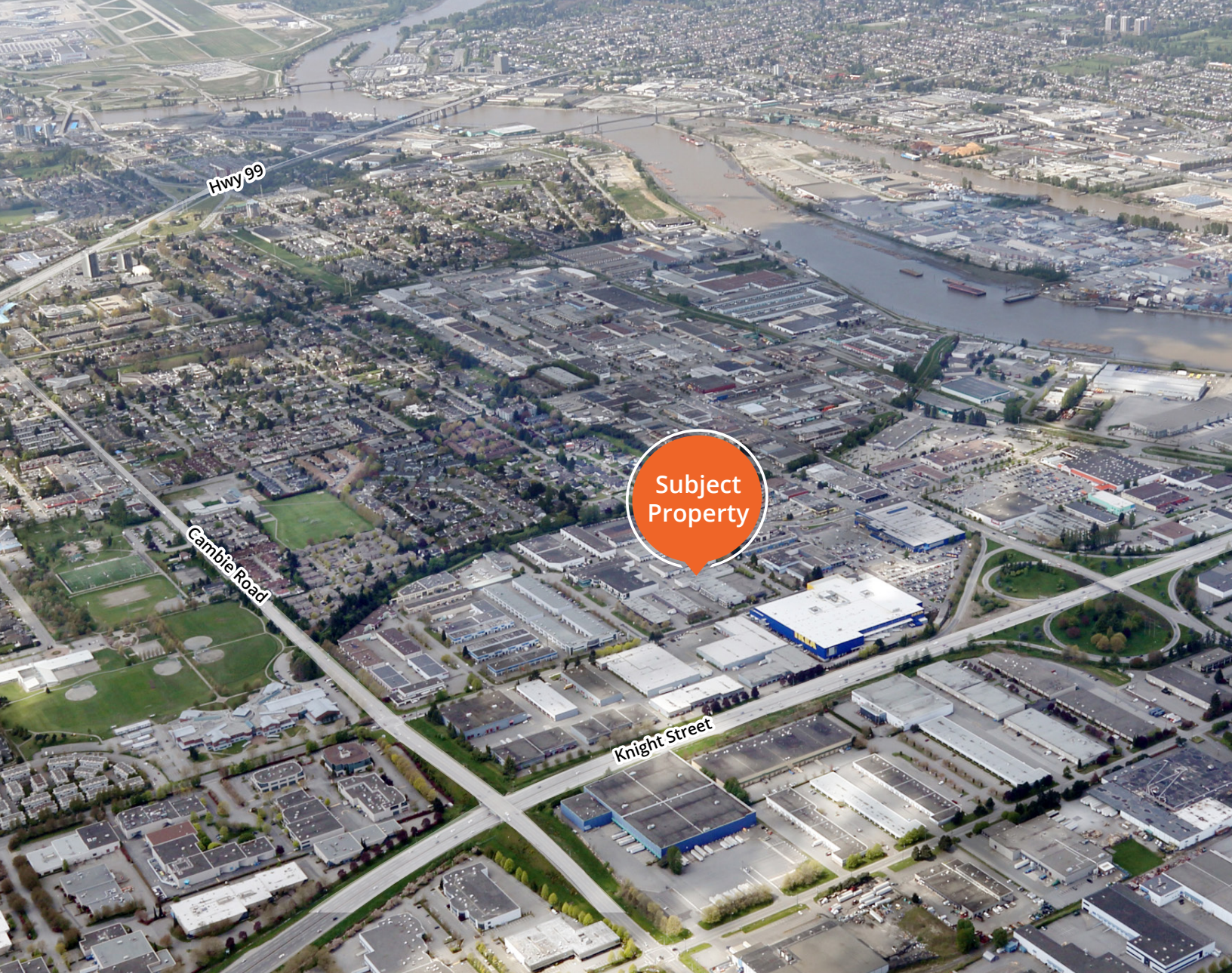
Situated in the **core of Richmond's prestigious Crestwood Industrial Area**, this unit benefits from a strategic location just west of IKEA and within close proximity to the Knight Street Bridge and Highways 91 & 99. Its central positioning provides businesses with **seamless access to major transportation arteries**, as well as convenient access to the Bridgeport industrial/retail corridor and essential local amenities, including financial institutions, fueling stations, diverse dining options, and retail services. This prime location makes it an **advantageous choice for a wide range of businesses**.

## Unit highlights

-  Front 12 X 10 grade level loading door
-  17' ft clear ceiling height
-  Single washroom
-  2 designated parking stalls
-  Three phase 100 AMP electrical service
-  Skylight in warehouse for natural light

## Unit plan





## Drive times

Destination	Approximate Drive Time	Notes
Downtown Vancouver	25–35 minutes	Via Knight Street Bridge or Oak Street Bridge
YVR Airport	10–15 minutes	Quick access via Sea Island Way and Grant McConachie Way
Knight Street Bridge	5–10 minutes	Direct route northbound via Bridgeport Road
Highway 91	5–10 minutes	Access via No. 6 Road or Nelson Road
Highway 99	10–15 minutes	Via Steveston Highway or Westminster Highway

## Contact for more information

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