# For Sale

# Unit 170 - 6660 Graybar Road

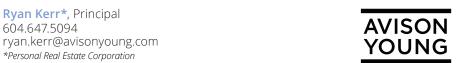
Richmond, BC

High-Exposure LUC-127 Zoned Strata Warehouse and Office Unit



604.647.5094





# Unit 170 – 6660 Graybar Road Richmond, BC

# **Executive summary**

#### SIZE

Main floor warehouse 941 sf Second floor office 1,008 sf

Total

1,949 sf

#### **ZONING**

LUC-127

#### **PID**

017-967-929

#### **LEGAL DESCRIPTION**

STRATA LOT 15, BLOCK 4N, PLAN LMS592, SECTION 10, RANGE 4W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENTOFTHE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

#### **STRATA FEES**

TBD

#### **ASKING PRICE**

\$1,219,000





Avison Young #2900 - 1055 W. Georgia Street Box 11109 Royal Centre Vancouver, BC V6E 3P3 Canada

avisonyoung.com

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# **Opportunity**

To purchase a high-exposure warehouse and office strata unit in the growing area of Graybar Road in Richmond. The subject unit offers separate entrances for first and second floors, double wide man doors for loading purposes and ample glazing. Currently holding short-term leases but has potential for vacant possession of the second floor.

### Location

Located directly off Westminster Highway and just two minutes from the East-West Connector. Approximately 25 minutes from Downtown Vancouver, 15 minutes from YVR, five minutes to New Westminster and five minutes to Delta.

# Property features



Air conditioning



New flooring



Seven private offices



Floors have separate entrances



Skylights on second floor



Kitchenette



Three reserved parking stalls, and on street ample parking

