

For Sale

Unit 170 - 6660 Graybar Road

Richmond, BC

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



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**AVISON
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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 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

STRATA FEES

TBD

ASKING PRICE

\$1,219,000

**AVISON
YOUNG**



Platinum member

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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 Westminister Highway and just two minutes from the East-West Connector. Approximately 25 minutes from Downtown Vancouver, 15 minutes from YVR, five minutes to New Westminister 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

