

1071 EBURNE ROAD

FREESTANDING BUILDING
FOR SALE

RICHMOND | BRITISH COLUMBIA



10,688 square foot freestanding building
Lot size: 15,856 sqft (0.36 acre)

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FOR SALE

1071 EBURNE PLACE

RICHMOND | BRITISH COLUMBIA

THE OPPORTUNITY

A rare opportunity to purchase a 10,688 square foot freestanding building in Mitchell Island - The Subject Property is well maintained with excellent exposure and easy ingress/egress.



Airport
18 min Drive



Knight Bridge
& Hwy 99
Easy Access



Delta Port
27 min drive

THE LOCATION

Located in North Richmond at the central of Mitchell Island. The location allows quick access to the Knight Street Bridge, Highway 99 and YVR International Airport.

ZONING: I (Industrial)

The zone provides for a broad range of general and heavy industrial uses, with a range of compatible uses.

OFFICE LAYOUT

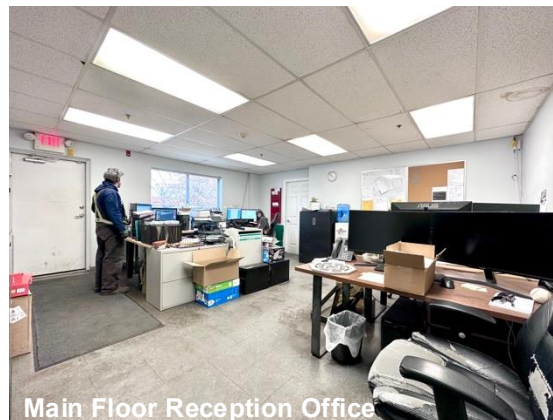
- 2 levels office with separate access
- Each Office floor with private washroom
- Changing room and washroom for warehouse
- Lunchroom on 2nd office floor



High Ceiling Warehouse



Top View Warehouse



Main Floor Reception Office



2nd Floor Private Office

BUILDING FEATURES:

- 22 Feet warehouse ceiling height
- 10,688 sq.ft. Freestanding Building
- Three (3) grade level loading door
- Tilt-up Concrete Construction
- Fenced & Gated yard
- 3 Phase 400 Amp 600 Volt electrical service
- Built in 2004



EXISTING NET INCOME:

- Contact agent

CURRENT TENANCY

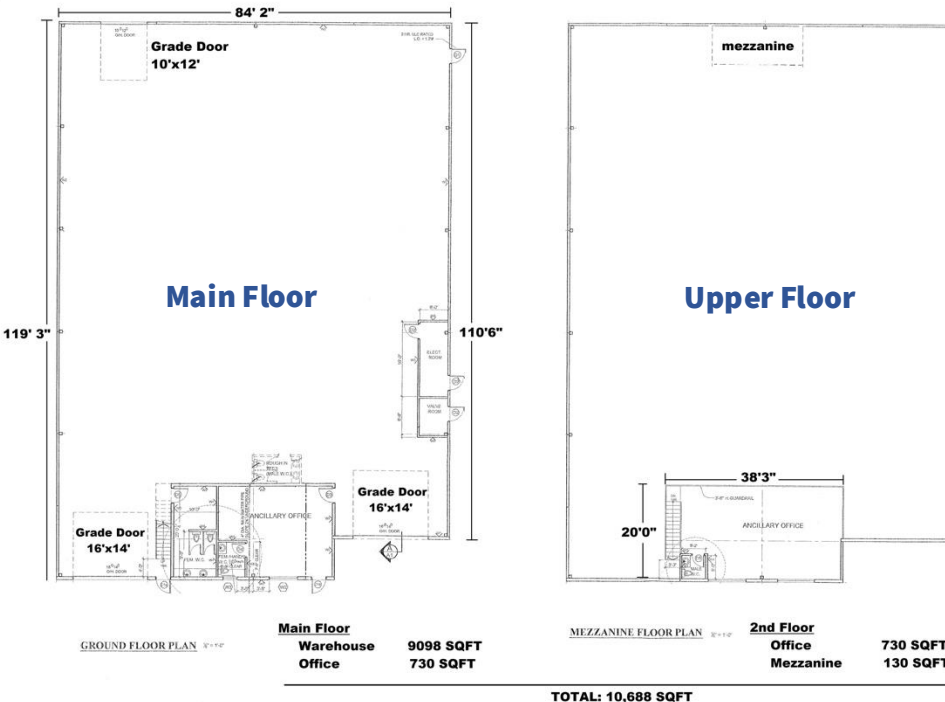
- Lease until Feb 2026

PROPERTY TAX:

- \$50,348.04 (2025)

ASKING PRICE:

- Contact Listing Agent



BUILDING SIZE:

Ground Floor: **9,828 square feet**
(Warehouse 9,098 sq. ft + Office 730 sq. ft.)

Second Floor: **730 square feet**

Mezzanine: **130 square feet for storage**

Total: **10,688 square feet**

SITE SIZE:

0.364 acres (15,855.84 square feet)

INECOLLECTIVE
realty

FOR MORE INFORMATION PLEASE CONTACT

www.thevancouverites.ca

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