



**For  
Sale**

**2,910 SF Quality Office  
and Warehouse Space**

Unit 3 - 13511 Crestwood Place  
Richmond, BC

## PROPERTY HIGHLIGHTS

Opportunity to purchase a high quality industrial and office space with newly completed interior improvements. Located in the Crestwood Industrial area of North Richmond, the complex has recently been updated with a new exterior facade, upgraded loading doors, enhanced pedestrian connectivity, new walkways, and picnic benches.



**ASKING PRICE:**  
\$2,109,000



**PROPERTY TAXES:**  
\$14,599.25 (2023)



**AVAILABILITY:**  
60 days notice



16' Clear  
ceiling height



IB1  
Zoning



One (1) dock  
loading door



3-Phase  
Power



Three (3) assigned  
parking stalls



24 exterior  
bike parking stalls



Professionally  
finished office  
space

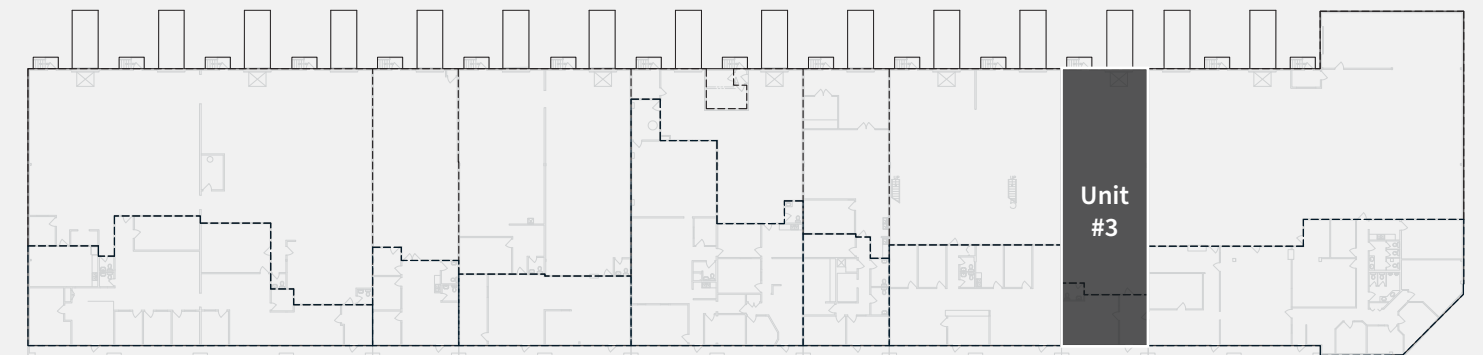


Pedestrian walkway  
connection to new  
city sidewalk

- ✓ Immediate access to Knight Street and Highway 91
- ✓ Speedy connections to Highway 99, Westminister Highway and Cambie Road
- ✓ Minutes away from the shops and services of Bridgeport Road
- ✓ Excellent transit service with bus stop right at the site
- ✓ YVR Airport is less than 20 minutes away



## FLOOR PLAN



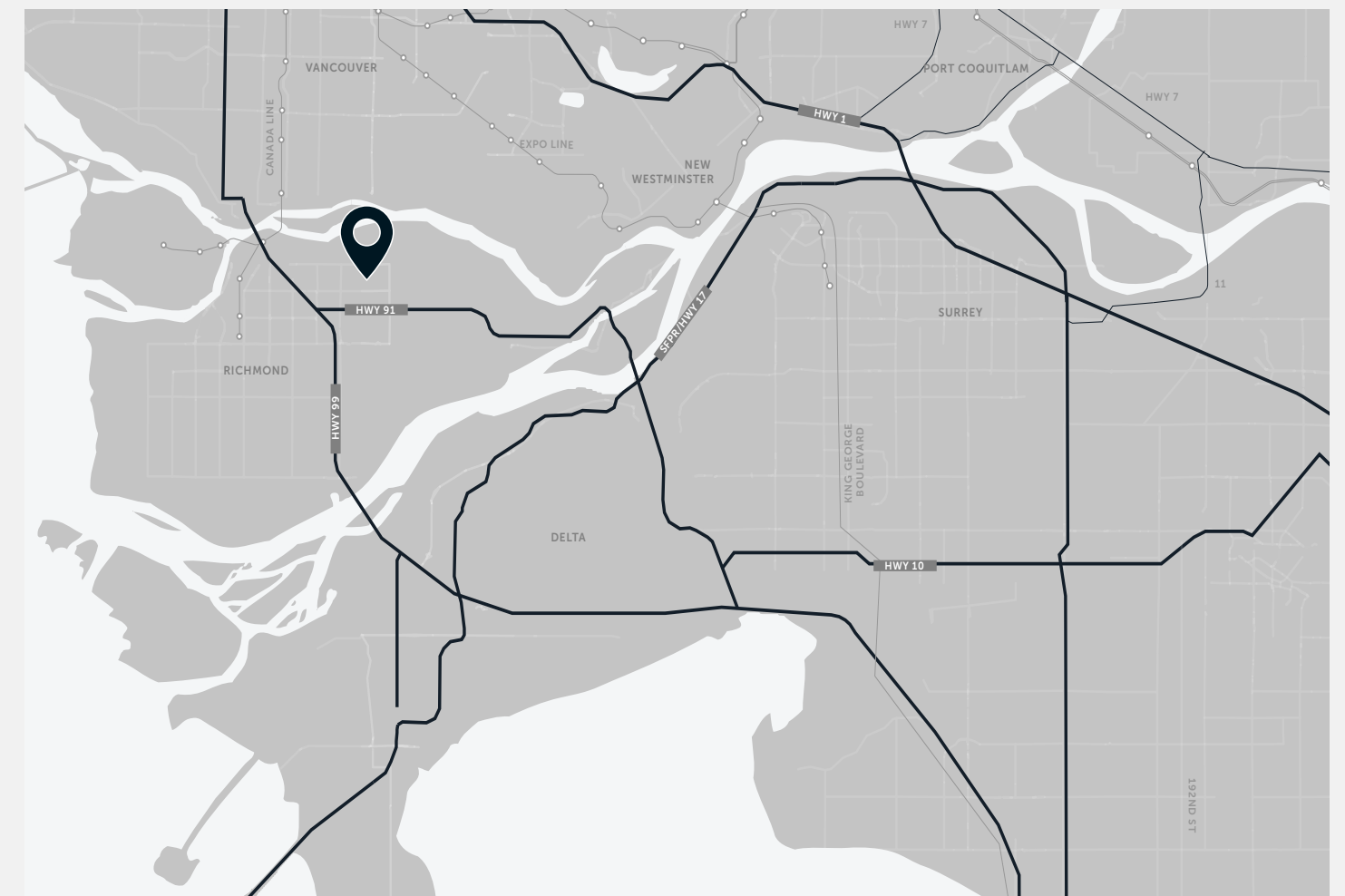
**WAREHOUSE AREA**  
2,343 SF



**OFFICE AREA**  
567 SF



**TOTAL AREA**  
2,910 SF (All ground floor)





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