

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

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

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16' Clear ceiling height

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IB1

Zoning

Power

One (1) dock loading door

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Three (3) assigned parking stalls

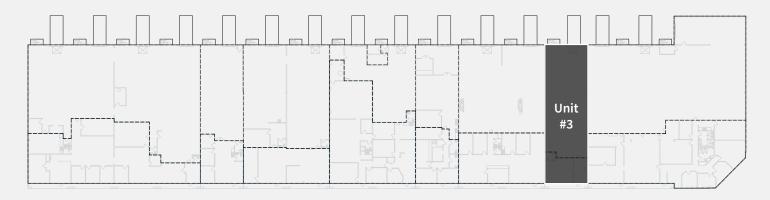


Professionally finished office space

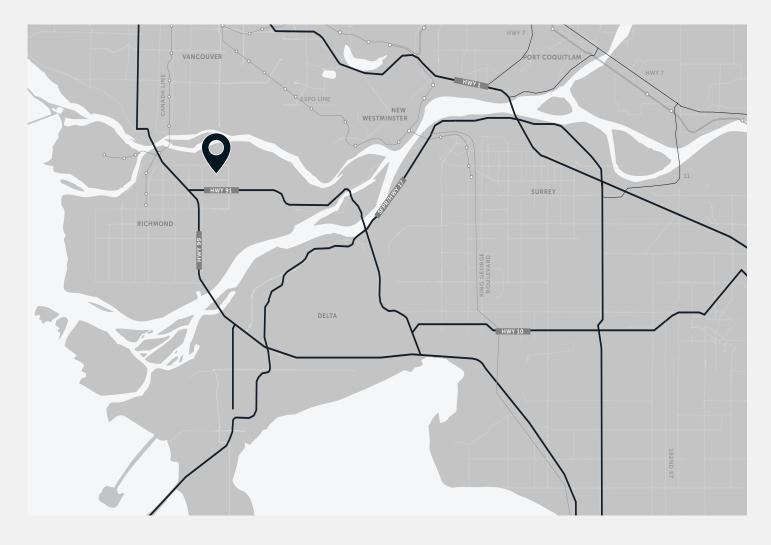
Pedestrian walkway

connection to new city sidewalk





	WAREHOUSE AREA 2,343 SF
Ĺ.→	OFFICE AREA 567 SF
スコビン	<b>TOTAL AREA</b> 2,910 SF (All ground floor)





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24 exterior bike parking stalls







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Metro Vancouver Industrial Group

## ()) JLL

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