

ELECTRICAL LTD.

KM

KING Market Ltd



Available for Sale

UNIT 148

11121 HORSESHOE WAY

RICHMOND, BC



CUSHMAN &
WAKEFIELD



THE OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to purchase a 3,604 SF strata end-cap unit with rear-grade loading in Riverside Centre. Riverside Centre is conveniently located just west of Highway 99 in South Richmond. Highway 99 provides efficient access to the US Border, Delta Port, YVR and Downtown Vancouver.

BUILDING HIGHLIGHTS

- One (1) rear-grade loading door with loading area
- Four (4) designated parking stalls, three at front and one at rear
- Exterior glazing offers an abundance of natural light
- Property managed security camera oversees rearloading area and rear parking stall
- Constructed circa 1990

Available Area

Ground Floor Warehouse	1,173 SF
Ground Floor Office	1,069 SF
2nd Floor Office/Mezzanine	1,362 SF
Total Area	3,604 SF

ZONING

IB1 — Industrial Business Park

This zoning provides for a range of general industrial uses and stand-alone offices, with a limited range of compatible uses. [Click here to view the zoning bylaws.](#)

GROSS TAXES (2023)
\$13,460.02

STRATA FEES
\$553.84 per month

SALE PRICE
\$1,990,000 (\$552 PSF)

AVAILABILITY
ASAP — Vacant Possession on Closing



AMENITIES MAP



CONTACT

JORDAN SENGARA
 Personal Real Estate Corporation
 Vice President, Industrial
 +1 604 640 5845
 jordan.sengara@cushwake.com

RON J EMERSON, CCIM
 Personal Real Estate Corporation
 Vice President, Industrial
 +1 604 608 5921
 ron.emerson@cushwake.com



700 West Georgia Street, Suite 1200 | Toronto Dominion Tower, Pacific Centre Vancouver, BC V7Y 1A1

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