

UNITS 180 & 190 | FOR SALE OR LEASE

12860 CLARKE PLACE

Richmond, BC



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PROPERTY SUMMARY

THE OPPORTUNITY

The purchase two industrial strata units located in the Crestwood Industrial area of Richmond, BC. These two units are strategically located to access of major infrastructure routes (Knight Street Bridge, Hwy 91 & 99) and are fully improved for laboratory/testing improvements. These units come equipped with two grade level loading doors and are improved with additional lab infrastructure.

THE LOCATION

Located in the heart of the Crestwood Industrial Business area, these units are located just north of Cambie Street and just south of IKEA. The area is serviced by local amenities which include, daycares, restaurants, banks and gas stations.

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 from the City of Richmond.

PROPERTY HIGHLIGHTS

- Lab improvements
- Ventilation systems
- Improved flooring and surface materials
- Utility upgrades
- Data & communication infrastructure
- 2 grade-level loading doors
- 3 washrooms
- Staff & lunchroom area

AVAILABLE AREA

5,498 SF

SALE PRICE

\$3,300,000

LEASE RATE

\$22.00 PSF

STRATA FEES

\$598 per month

ADDITIONAL RENT (EST. 2024)

Contact listing agents

AVAILABILITY

October 1, 2024



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