



FOR SALE

12880 BATHGATE WAY - UNIT 7

RICHMOND, BC



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Opportunity

This unit is ideally positioned and outfitted for business owners or owner-users seeking a traditional shell industrial unit. It offers an efficient open layout, washroom and a front grade level loading door. The unit offers user unlimited potential within its walls and would be suitable for a wide range of businesses looking to operate in Richmond's prestigious Crestwood Industrial area.

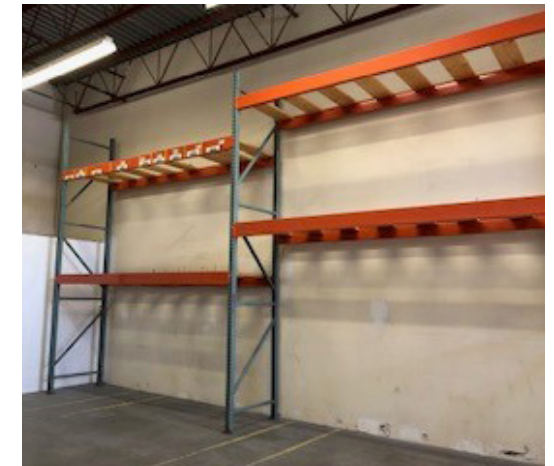
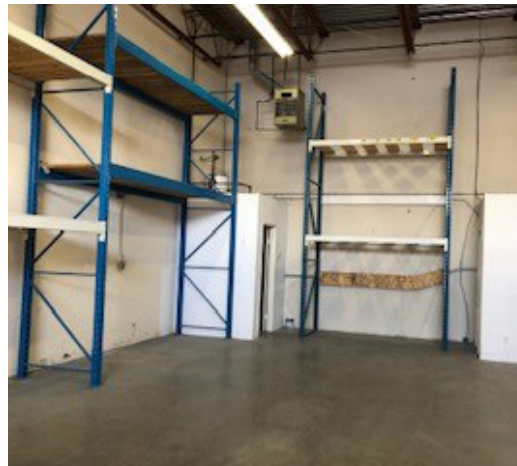
Location

Located in heart of Richmond Crestwood Industrial area, this unit is just west of IKEA and minutes away from Knight Street Bridge and Hwy 91 & 99. Its central location offers users easy access to all major infrastructure routes as well as close proximity to the Bridgeport's industrial/retail corridor and local amenities (banks, gas stations, restaurants, shopping), making it an ideal choice for businesses.

Unit Features

- Front 12 X 10 Grade Level Loading Door
- 17' Clear Ceiling Height
- Single Washroom
- 2 Designated Parking Stalls
- Three Phase 100 AMP Electrical Service
- Skylight In Warehouse for Natural Light

ZONING	IB1 - Industrial Business Park
AVAILABLE AREA	1,463 SF
SALE PRICE	\$1,038,200
PROPERTY TAXES (2024)	\$7,756.09
STRATA FEES	\$205.19 per month
AVAILABILITY	30-60 day's notice



For more information, please contact:

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