



NIGHTINGALE  ELECTRICAL LTD.

KM KING Marketing Ltd.

Available for Sale

UNIT 148 11121 HORSESHOE WAY

RICHMOND, BC



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

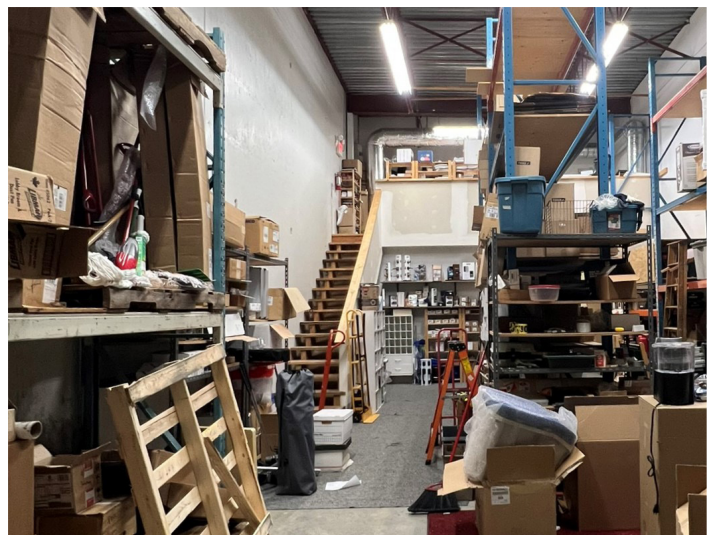
This zoning provides for a range of general industrial uses and stand-alone offices, with a limited range of compatible uses. [Click here to view the zoning bylaws.](#)

GROSS TAXES (2024)
\$13,886.36

STRATA FEES
\$553.84 per month

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

AVAILABILITY
ASAP — Vacant Possession on Closing



AMENITIES MAP



CONTACT

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