

FOR SALE

Excellent Condition • Industrial Strata



#120 - 4611 NO. 6 ROAD

Richmond, BC

www.karimwinsor.com

CALL AGENT
FOR DETAILS

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LOCATION

The subject property is located very close to the Hwy 91 on-ramp and the Knight Street Bridge. The property is on the west side of No. 6 Road between Maycrest Way and Mayfield Place. The property provides excellent access to Richmond and the surrounding municipalities.

PROPERTY

The property is a concrete tilt up strata industrial building with grade loading in the rear and parking at both the front and back. There is approximately 2,000 sf of warehouse space and approximately 1,000 sf of mezzanine space. The property has been well cared for and is in excellent condition. There is 430 sf of unauthorized mezzanine in addition to the approved 3,034 sf of space.

EXECUTIVE SUMMARY

ADDRESS	#120 - 4611 NO. 6 Road, Richmond, BC
PARCEL IDENTIFIER (PID)	014-668-980
UNIT SIZE	3,034 square feet
LOADING	Grade Level
ZONING	IB1
PROPERTY TAXES	\$11,106.87 (2022)
NET INCOME	\$54,000 lease expires Dec 31/22



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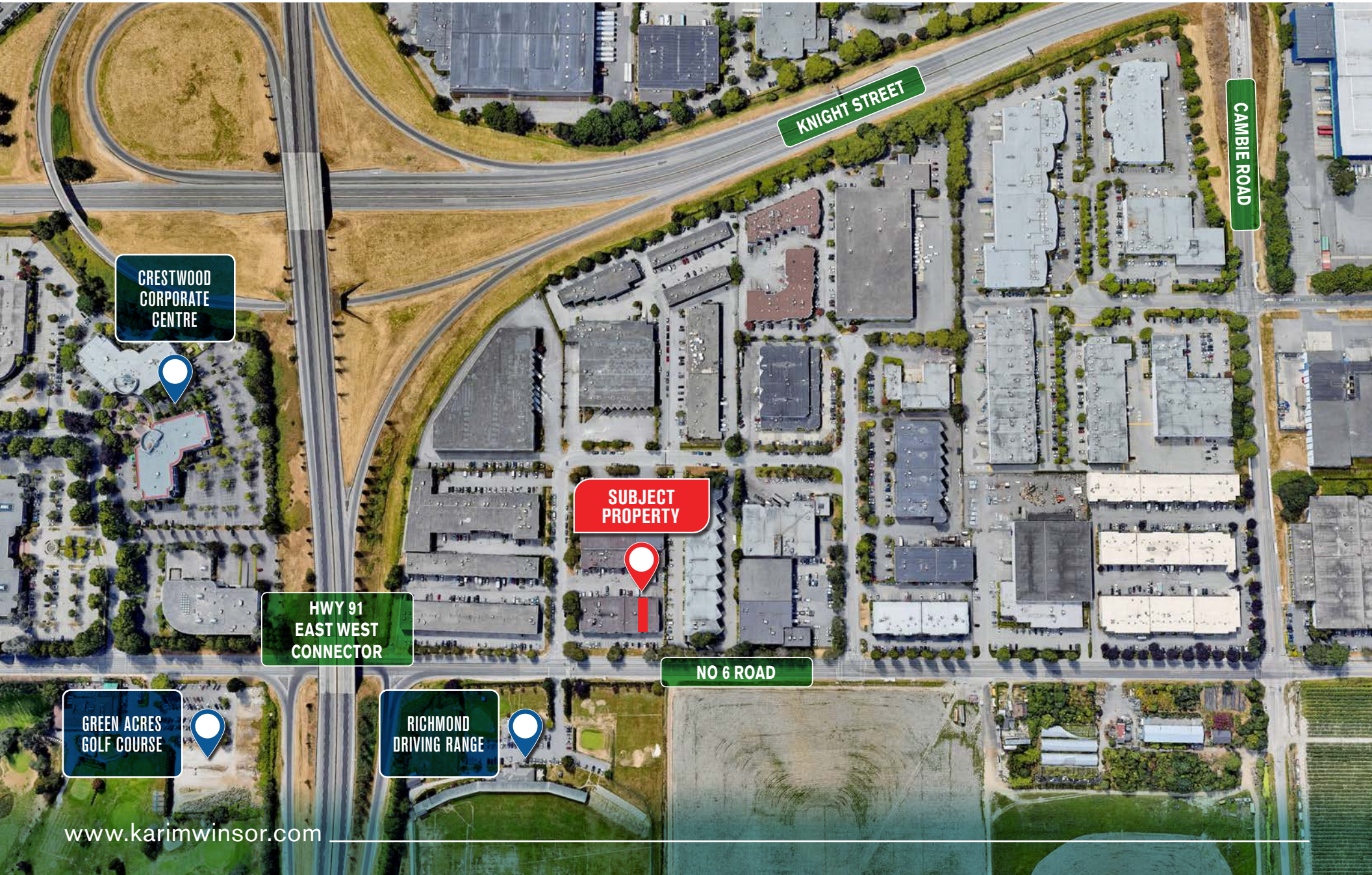


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CRESTWOOD
CORPORATE
CENTRE

KNIGHT STREET

CAMBIE ROAD

SUBJECT
PROPERTY

HWY 91
EAST WEST
CONNECTOR

NO 6 ROAD

GREEN ACRES
GOLF COURSE

RICHMOND
DRIVING RANGE