

FOR SALE

**CAMBRIDGE
INDUSTRIAL
CENTRE**



#288 13986 CAMBIE ROAD, RICHMOND, BC, CANADA
Industrial Warehouse & Office Space for Investment or Business Operation

*“Flexible Workspace and Warehousing
Ready for your use”*

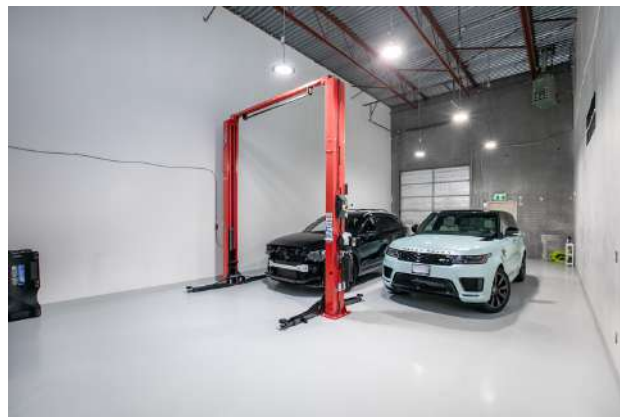


DANIEL YU*
Commercial Investment
604 671 0700
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VancouverDwelling.com
*Personal Real Estate Corp.

OFFICE & WAREHOUSING



Reception & Ground Level Office



Warehouse / Workspace / Storage



Second Level Office / Workspace

THE OFFERING

Opportunity to acquire a warehouse & office property with one grade dock & 5 parking stalls that is ready for your business or investment. Strategically located at the intersection of Cambie Road & No. 6 Road in Richmond, Cambridge Industrial Centre is within 15 minutes to all neighboring municipalities & approximately 1 km from Highway 91. Almost 2,000 sf of warehouse space equipped with ceiling height of approx. 22'7", suitable for wide variety of usage. Each level boasts separate entrances and includes a 2-piece bathroom. Ground level office space currently demised into reception and 2 offices; upper level boast open space providing flexibility for purchaser/tenant. Recent improvements include power upgrade to 3 phase 200 amps, epoxy floor, drywall (1-hour fire safety) in warehouse & paint throughout the ground level. A great opportunity to start owning your own workspace already in great condition in a well-located complex.

SPECIFICATIONS

CIVIC ADDRESS	#288 13986 Cambie Road, Richmond, BC, V6V 2K3		
LEGAL DESCRIPTION	Strata Lot 14 Section 32 Block 5 North Range 5 West New Westminster District Strata Plan NW3091 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1		
PID	015-035-077		
YEAR BUILT	1990	RENO YEAR	2020
TOTAL SIZE	± 2,897		
ZONING	IB-1 (Industrial Business Park) This zoning provides for range of general industrial uses and stand-alone offices.		
PROPERTY TAX (2020)	\$7,017.64		
ASKING PRICE	\$ 1,249,000		

DOCK(S)	1 Grade Level Loading
PARKING STALLS	5 total stalls included (3 at front, 2 at rear)
POWER (updated)	Ground Level: 200 Amps 3 Phase 4 Wire Second Level: 125 Amps 1 Phase 3 Wire
WAREHOUSE CEILING HEIGHT	22 feet 7 inches
OFFICE SIZE	± 961 sq. ft.
WAREHOUSE SIZE	± 1,936 sq. ft.
WAREHOUSE FLOORING	Epoxy floors (new)
WAREHOUSE WALL	Drywall rated 1 hour fire safety (new)

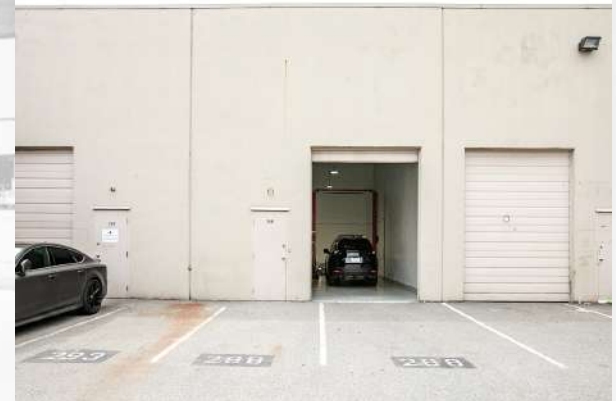
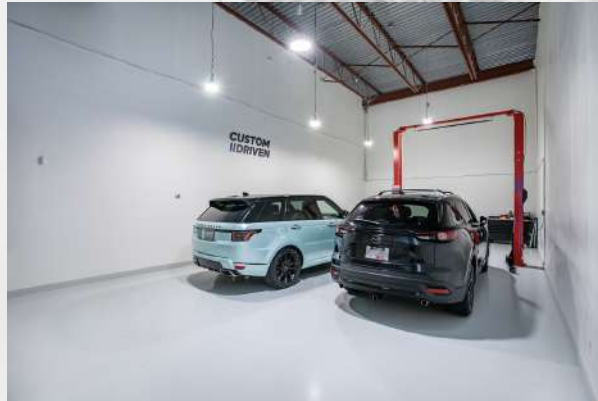
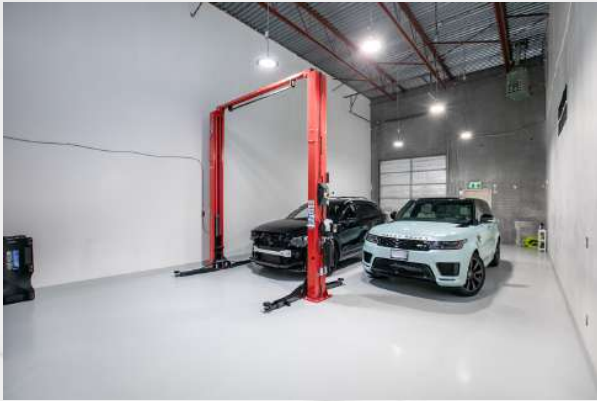
EXTERIOR & GROUND LEVEL



UPPER LEVEL



WAREHOUSE AREA



STRATA PLAN EXCERPT

24.84	PT. S.L. 12	24.84
6.99	UNIT #278	6.99
	PT. A= 173.6m ²	
	TOTAL A= 262.3m ²	
24.84	PT. S.L. 13	24.84
7.01	UNIT #283	7.01
	PT. A= 174.1m ²	
	TOTAL A= 263.1m ²	
24.84	PT. S.L. 14	24.84
6.97	UNIT #286	6.99
	PT. A= 179.9m ²	
	TOTAL A= 269.2m ²	
26.74	PT. S.L. 15	26.74
6.93	UNIT #293	6.93
	PT. A= 178.4m ²	
	TOTAL A= 267.0m ²	

12.69	PT. S.L. 12	12.69
6.99	UNIT #278	6.99
	PT. A= 88.7m ²	
	TOTAL A= 12.69	
12.69	PT. S.L. 13	12.69
7.01	UNIT #283	7.01
	PT. A= 89.0m ²	
	TOTAL A= 12.69	
12.69	PT. S.L. 14	12.69
6.99	UNIT #286	6.99
	PT. A= 89.3m ²	
	TOTAL A= 12.79	
12.79	PT. S.L. 15	12.79
6.93	UNIT #293	6.93
	PT. A= 88.6m ²	
	TOTAL A= 12.79	

B ↓ C

PLAN OF FIRST FLOOR

B ↓ C

PLAN OF SECOND FLOOR

CENTRALIZED LOCATION

Downtown Vancouver
18 minutes

Coquitlam
28 minutes

Burnaby
Metrotown
14 minutes

Vancouver
West
7 minutes

New
Westminster
14 minutes

YVR Airport
10 minutes

Bridgeport
Road
2 minutes

Surrey
22 minutes

No. 3 Road
7 minutes

13986
Cambie
Road

Annacis
Island
10 minutes

Delta
14 minutes



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FOR SALE

22' 7"
Ceiling Height

LED Lights

1-Hour fire
safety drywall

CUSTOM
IIDRIVEN
UNIT 288
**CAMBRIDGE
INDUSTRIAL
CENTRE**

Epoxy Floors



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