

**133 - 12520 HORSESHOE WAY, RICHMOND**

**1775 SQFT FULLY IMPROVED AS A TWO LEVEL OFFICE SPACE**

**FOR  
SALE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**AMRITA GURAM**

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## OVERVIEW

ATTENTION OWNER/OCCUPIERS and INVESTORS!  
This 1,775 SQFT unit is currently fully improved as a two level office space. This unit has been structurally designed in the highest regard with open and enclosed office spaces, 2 separate HVAC systems on each floor, storage and FOUR assigned parking spaces. This property features the option of using a 8'X 9' grade loading door, 3 phase power with 100 amp and 240 Volts, visitor parking, one handicap washroom and a kitchenette. Located in a safe area of Richmond, the security gate also restricts access off-hours. Use the space as a turn key office or redesign the space to your businesses needs as the zoning and strata allows several industrial and office uses. Vacant possession available.



**SIZE**

+/- 1,775 SQFT

**PARKING**

4 assigned spaces

**ZONING**

IB-1

**STRATA FEES**

\$187.07

**PROPERTY TAXES**

\$3,936.78

**PID**

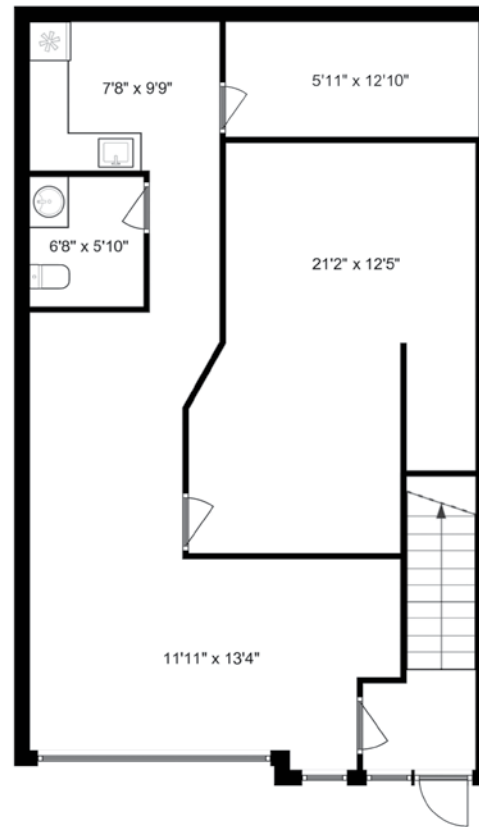
026-556-871

**LEGAL DESCRIPTION**

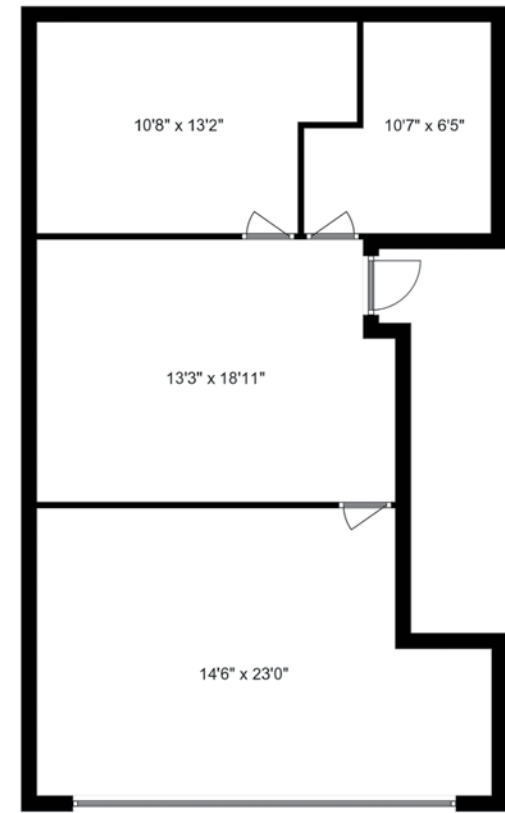
STRATA LOT 19 SECTION 12 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT STRATA PLAN BCS1607 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**PRICE**

\$1,150,000.00



**LOWER FLOOR**



**UPPER FLOOR**



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



**INCLUDES**  
8'X 9' grade loading door, 3 phase power with 100 amp and 240 Volts, visitor parking, one handicap washroom, and a kitchenette





## LOCATION

12520 Horseshoe Way sits in close proximity to the Riverside Industrial Park in South Richmond. This highly convenient location is situated minutes away from the intersection of Steveston Highway and Highway 99 to Vancouver and the US border crossing. Occupants will enjoy convenient access to public transit routes along No. 5 Road and Steveston Highway that connect directly to downtown Richmond and the Canada Line Skytrain. Users will also benefit from the nearby Ironwood Plaza with over 35 unique retail stores, restaurants, banking and other services.

## FOR MORE INFORMATION CONTACT

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