



## FOR SALE

### 1,525 sq. ft. Single Storey Strata Warehouse



#### #108- 1999 SAVAGE ROAD, RICHMOND, B.C.

- Location:** Rivers Reach Business Park is primely located in North Richmond. The property is located just East of the intersection of #6 Road and River Road. The property is ideally situated to provide fast and efficient access to all key business locations in Greater Vancouver.
- Travel Distances:**
- |                                 |            |
|---------------------------------|------------|
| Downtown Vancouver              | 30 minutes |
| Vancouver International Airport | 10 minutes |
| U.S. Border                     | 20 minutes |
- Zoning:** I-2 light industrial providing for a broad range of distribution, service and light industrial uses.
- Unit Size:**
- |                      |                    |
|----------------------|--------------------|
| Main Floor Warehouse | 1,527 sq. ft.      |
| Second Floor Office  | <u>BTS sq. ft.</u> |
| Total                | 1,527 sq. ft.      |
- Unit Features:**
- \* Grade level loading
  - \* 20' ft. clear ceiling heights
  - \* 3 phase 200 amp service
  - \* Overhead space heaters
  - \* Handicap washroom
  - \* South facing windows at top of rear panel
- Strata Fees:** \$74.43 per months
- Property Taxes:** \$3,383.75
- Sale Price:** \$325,000
- Available:** 30 days notice

FOR MORE INFORMATION PLEASE CALL  
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