



FOR SALE

VERY ATTRACTIVE WAREHOUSE / OFFICE PREMISES
Unit # 1171 - 11871 Horseshoe Way - Richmond B.C.



LOCATION: The subject premise is located in the western section of Riverside Industrial Park, which is strategically located in South Richmond directly adjacent to Highway 99. This location provides excellent highway access to all locations in the Lower Mainland through the interlocking cloverleaf system of Knight Street, Oak Street, Highway 99 and Highway 91

AREA:

Main Floor Warehouse:	1,967 sq. ft.
Mezzanine Office:	<u>700 sq. ft.</u>
TOTAL	2,667 sq. ft.

FEATURES:

<u>Warehouse</u>	<u>Mezzanine/Office</u>
* Dock Level Loading	* Air Conditioned
* 18' ceiling heights	* Washroom
* 12' by 10' loading door	* Like new carpet
* Washroom	* Alarmed

STRATA FEE'S \$177.80 per month

PROPERTY TAXES(2009): \$6,077.07 per year

SALES PRICE: \$525,000

FOR FURTHER INFORMATION PLEASE CONTACT

DAVE HALL - RE/MAX Central

Telephone: (604) 718-7309 Fax: (604) 718-7307 E-Mail: davehall@axion.net

Website: www.davies-hall.com