DAVIES HALL
Commercial Specialists
RE/MAX CENTRAL 604 718 7300

FOR SALE

#1201-11871 Horseshoe Way, Richmond, B.C.

HIGH QUALITY MULTI-TENANT OFFICE STRATA INVESTMENT

LOCATION: ***Riverside Centre*** is located in the City of Richmond at the entrance to Riverside Industrial Park, one of the pre-eminent office/light warehouse locations in the lower mainland. Riverside Industrial Park enjoys excellent highway access to all locations in the lower mainland through the interlocking highway system of Knight Street, Oak Street, Highway 99 and Highway 91

ZONING: I-3 Business Park

AREA: 2,008 square feet

FEATURES:
* Street front location with glazing on three exposures
* Five (5) private offices
* Direct access to Ironwood Plaza
* Three (3) parking stalls

** Can be purchase in conjunction with #1205-4871 Shell Road, Richmond, B.C. on a asset or share basis**

PROPERTY TAXES (2009): $4,444.63

STRATA FEE: $145.39 per month

NET INCOME: $22,950.00

SALE PRICE: ***$329,900.00*** to provide a 7% return

FOR FURTHER INFORMATION, PLEASE CONTACT:
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