



FOR SALE

#1205-4871 Shell Road, Richmond, B.C.

1,565 SQ. FT. MULTI-TENANT OFFICE UNIT



LOCATION: *Alderbridge Business Centre* is primely located on Shell Road adjacent to Highway 91. Access is direct to downtown Richmond. Access to Highway 91 is excellent providing for easy access to Vancouver via the Oak Street Bridge as well as other key market locations throughout Greater Vancouver.

ZONING: I-3

AREA: 1,565 square feet

FEATURES:

- * High profile corner location
- * Five (5) deluxe offices
- * Full HVAC system
- * Two (2) dedicated parking stalls

**Can be purchased in conjunction with #1201-11871 Horseshoe Way, Richmond, B.C. on an asset or share basis **

PROPERTY

TAXES (2009): \$3,793.60

STRATA FEE: \$139.00 per month

NET INCOME: \$20,361.00

SALE PRICE: **\$291,900.00** to provide a 7% return

**FOR FURTHER INFORMATION, PLEASE CONTACT:
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