



**FOR SALE**  
**#140 - 6751 Graybar Road,**  
**Richmond, B.C.**



**LOCATION:** The subject premises are located in the East Richmond area directly off Westminster Highway and Highway 91. Access is excellent to all points east and the U.S. Boarder via the Alex Fraser Bridge. Central Richmond is a short five minute drive on either highway.

**ZONING:** LUC - Land Use Contract – allowing for a broad range of industrial uses.

**UNIT AREAS:**

|                       |                      |
|-----------------------|----------------------|
| Main Floor Warehouse: | 1,483 sq. ft.        |
| Second Floor Office:  | <u>1,483 sq. ft.</u> |
| Total:                | 2,966 sq. ft.        |

**UNIT FEATURES:**

| <u>Office Area</u>                     | <u>Warehouse Area</u> |
|--|-----------------------|
| -Corner unit                           | - Grade level loading |
| -excellent glazing                     | -3 phase power        |
| -large open work area                  | -fluorescent lighting |
| -one (1) large private office          | -One (1) washroom     |
| -office supply room                    |                       |
| -File storage area                     |                       |
| -T-Bar fluorescent lighting throughout |                       |

**PARKING:** Common area

**STRATA FEES:** \$144.20 per month plus H.S.T.

**TAXES (2009):** \$4,353.47

**SALE PRICE:** \$329,000.00

**For Further Information, Please Contact:**

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