



FOR SALE
QUALITY SECOND FLOOR CORNER OFFICE



#203-11951 Hammersmith Way, Richmond, B.C.

LOCATION: Hammergate Business Centre is located at the western entrance to the Riverside Business Park. Riverside is strategically located in South Richmond directly adjacent of 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. Ironwood Mall is within walking distance and provides a broad base of service and retail business outlets.

TRAVEL DISTANCES: Downtown Vancouver 25 minutes U.S. / Canada Border 20 minutes
Vancouver Int'l Airport 10 minutes Burnaby 15 minutes

ZONING: I-3

AREA: 1,686 square feet

FEATURES:

- * Corner unit with windows overlooking North Shore mountains
- * Air conditioned
- * Fully improved
- * Three (3) parking stalls
- * 3 phase power

LEGAL DESCRIPTION: Plan LMS 2893 Lot 8 Block 3N LD 36 Section 1 Range 6W PID: 023-855-819

TAXES (2009): \$3,383.75

STRATA FEES \$263.52 per month

ASKING PRICE: \$269,900.00

FOR FURTHER INFORMATION, PLEASE CONTACT:
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