



## FOR SALE

### 1,792 SQ. FT. SECOND FLOOR CORNER OFFICE



### #233-11951 Hammersmith Way, Richmond, B.C.

**LOCATION:** Hammergate Business Centre is located at the western entrance to the Riverside Industrial 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.

**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:** 1,792 square feet

**FEATURES:**

- \* Fully improved with 3 private offices, boardroom and large general office area
- \* Glazing on three sides
- \* Air conditioned
- \* Three (3) parking stalls
- \* 3 phase power

#### PROPERTY TAXES

**2009:** \$3,918.00

**STRATA FEE:** \$279.00 per month

**SALE PRICE:** \$319,000.00

**For Further Information, Please Contact:**

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