

FOR SALE

#211-23251

Fraserwood Way

Richmond, BC

3,240 sf high-exposure industrial investment opportunity at Catalina Corporate Centre



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**AVISON
YOUNG**

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OPPORTUNITY

An exceptional opportunity to purchase a 3,240 sf leased corner unit at Catalina Corporate Centre, a modern industrial strata development constructed in 2023. The unit features high-end finishings, functional warehouse space, and shell mezzanine area. Currently tenanted until 2029 by a quality tenant, the property offers secure rental income and stable cash flow from day one.

DETAILS

ADDRESS

#211 - 23251 Fraserwood Way, Richmond

PID

031-887-627

BUILDING SIZE

Ground floor 2,147 sf

Shell mezzanine 1,093 sf

Total 3,240 sf

POSSESSION

Tenanted until April 30, 2029

CURRENT RENT ACHIEVED

\$69,660.00 per annum (\$21.50 psf)

Please contact listing team for full lease details

YEAR BUILT

2023

ASKING PRICE

\$1,425,000 (\$440 psf)

PROPERTY TAX (2025)

\$15,024.63

ZONING

IL -Light Industrial zoning allows for a wide range of industrial uses including, but not limited to:

- Manufacturing
- Warehousing
- Distribution

Please contact listing team for full details on permitted zoning.

LOCATION

The property is strategically located just off Highway 91 and Westminster Highway, offering excellent connectivity to major markets across the Lower Mainland. It is positioned only 20 minutes from YVR, 35 minutes from Downtown Vancouver, and minutes from both Delta and Burnaby.

UNIT FEATURES

One (1) grade loading door (12' W x 14' H)

26' clear ceiling height in warehouse

200-amp, 3 phase, 120/208 volt electrical service

Two (2) designated parking stalls

Gas fire unit heater and ceiling fans

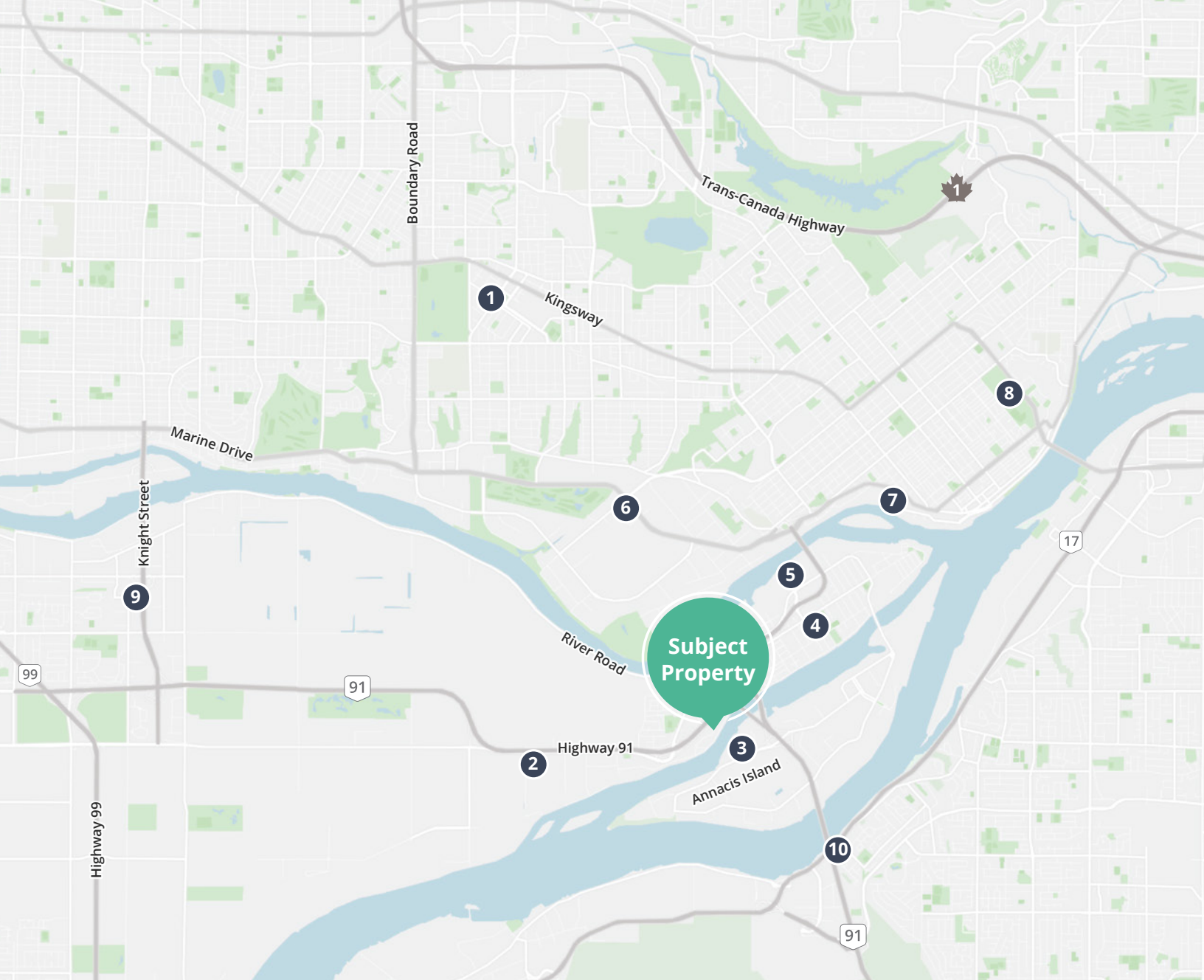
500 lbs psf ground floor load capacity

Insulated concrete tilt-up panels

HVAC to the mezzanine level

Conveniently located at the northwest corner of the complex





Amenities

1. Metrotown
2. Blue Duck Café
3. Tim Hortons
4. Queensborough Community Centre
5. Walmart Supercentre
6. Canadian Tire
7. Steel & Oak Brewing Co.
8. Queen's Park
9. IKEA Richmond
10. Tidewaters Pub

Drive times

Annacis Island	5 minutes
YVR	18 minutes
Surrey City Centre	20 minutes
Delta Port	30 minutes
Downtown Vancouver	35 minutes

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