

**AVISON
YOUNG**

For Sale

#165 - 15100 Knox Way
Richmond, BC



Newly reconditioned 1,797 sf
industrial unit in North Richmond

Gord Robson*, Principal
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**Personal Real Estate Corporation*

Ilya Tihanenoks, Principal
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Opportunity

Avison Young is pleased to present the opportunity to purchase a 1,797 sf industrial unit in North Richmond. The unit features a functional layout with 1,076 sf on the ground floor and 721 sf on the second level. The main floor is ideal for warehouse or operational use, while the upper level works well for office or administrative space.

The property offers excellent access to major transportation routes, including the Knight Street Bridge and Highway 99, providing seamless connectivity to Vancouver and the rest of the Lower Mainland.

Property details

PID

026-866-005

UNIT SIZE

Ground floor warehouse	1,076 sf
Mezzanine	721 sf
Total	1,797 sf

ZONING

IL (Light Industrial)

YEAR BUILT

2006

MONTHLY STRATA FEES (2026)

\$435.15

PROPERTY TAXES (2025)

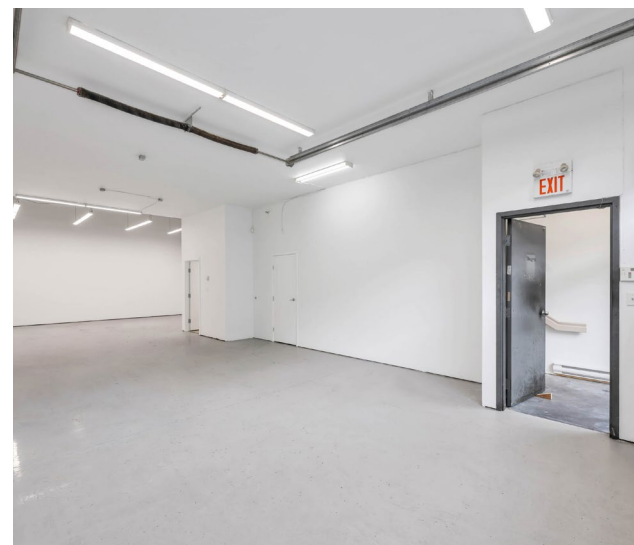
\$7,960.29

SALE PRICE






\$899,000 (\$500 PSF)

AVAILABILITY

Immediate







Property highlights

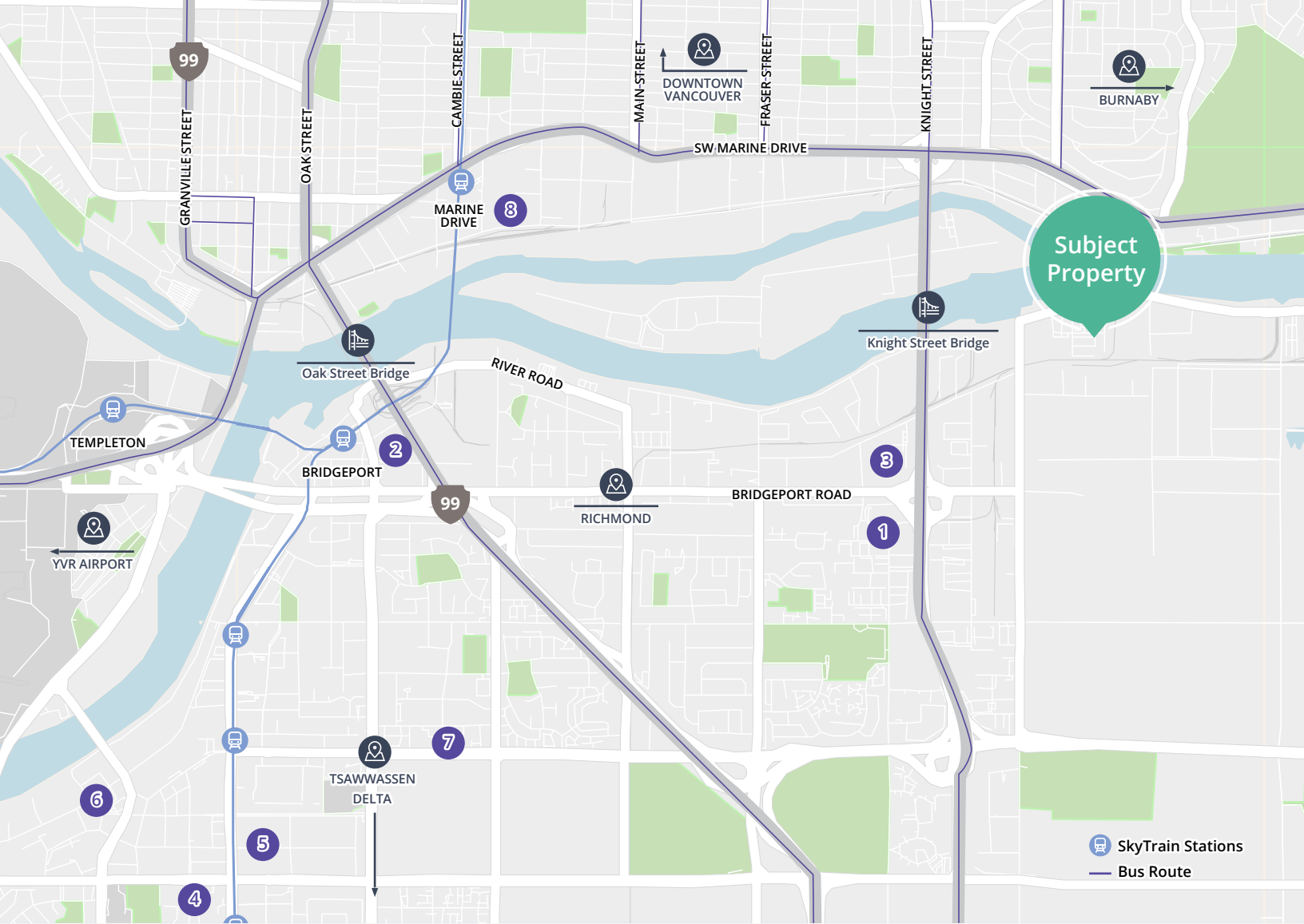
-  One (1) grade loading door
-  22' clear ceiling height
-  Two (2) parking stalls
-  3-phase power
-  Front-loading configuration



Area highlights

-  Quick access to Highway 99 & Highway 91
-  Minutes from Vancouver International Airport (YVR)
-  Easy connection to Knight Street Bridge
-  Well-positioned within North Richmond's established industrial/business hub





Subject Property

AMENITIES

- 1 IKEA
- 2 Costco
- 3 Home Depot
- 4 Richmond Centre Mall
- 5 T&T Supermarket
- 6 Fitness World
- 7 Walmart
- 8 Marine Gateway

DRIVE TIMES

Knight Street Bridge	5 minutes
YVR International Airport	15 minutes
Annacis Island	15 minutes
Metrotown	20 minutes
Downtown Vancouver	25 minutes
Deltaport / Tsawwassen Ferry Terminal	30 minutes

Contact for more information

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