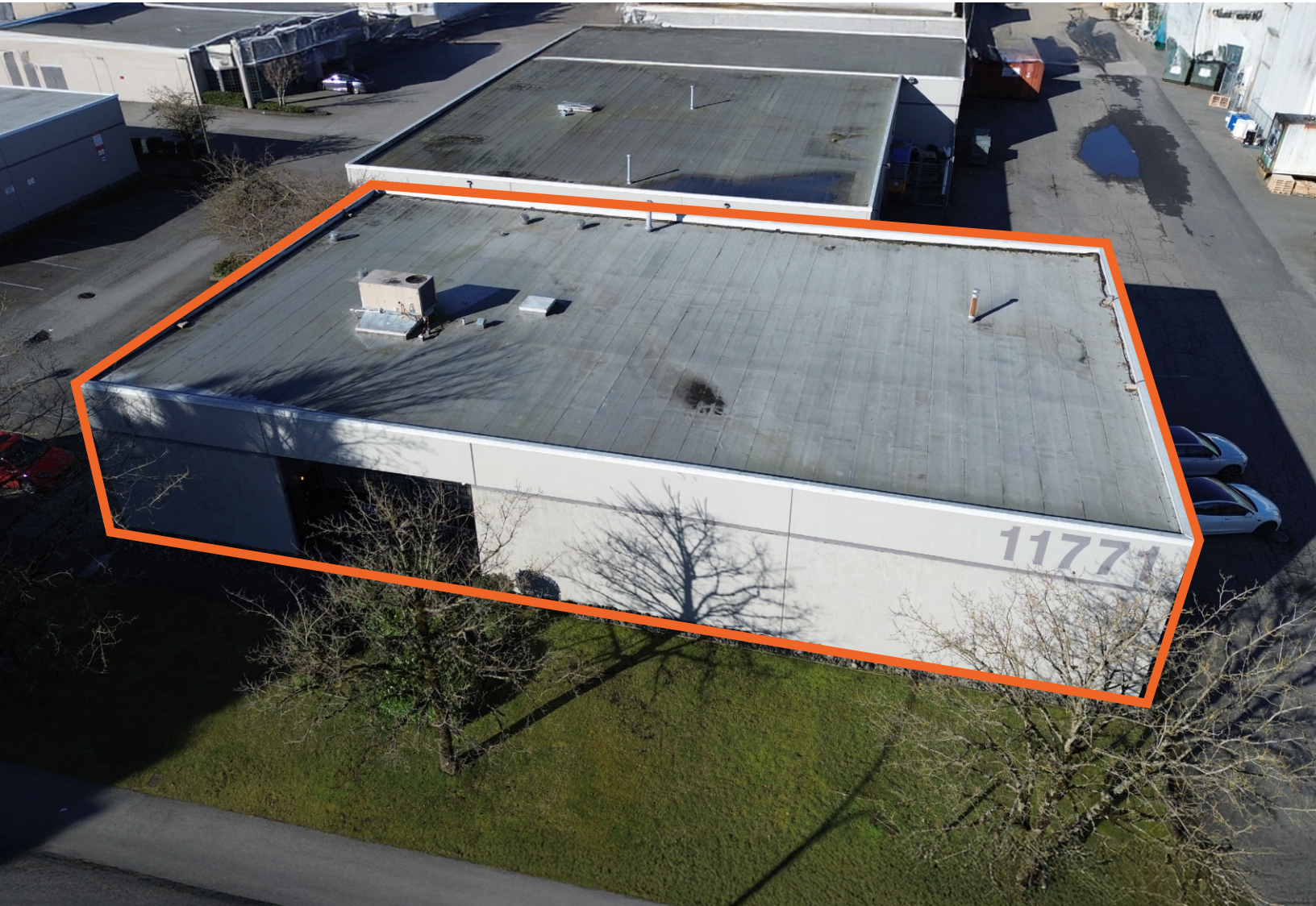


**AVISON
YOUNG**

For Sale

**#1 - 11771 Horseshoe Way
Richmond, BC**



Avison Young is pleased to present an exceptional opportunity to own a well-positioned industrial flex property in one of Richmond's most established industrial nodes.

John Lecky, Principal
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**Personal Real Estate Corporation*

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Opportunity





An exceptional opportunity to secure an industrial/flex strata property in one of Richmond's most established industrial nodes. The building offers a highly functional layout with a balanced mix of office and warehouse space, complemented by ample on-site parking to support a variety of business operations. Well-maintained and versatile, the property is ideally suited for both owner-users and investors seeking a quality industrial asset in a strong and established submarket.

Location

Strategically situated in Richmond's established Riverside industrial area, the property offers excellent connectivity throughout Metro Vancouver. The property's location provides convenient access to Highway 99, Highway 91, the Oak Street Bridge, and River Road, ensuring efficient travel for employees, customers, and logistics. The area is home to a strong mix of industrial and commercial users, with nearby transit routes enhancing overall accessibility. This central Richmond location continues to be a preferred hub for businesses seeking proximity to major transportation corridors and the wider Metro Vancouver market.



Property Features

-  Two (2) grade loading doors
-  18' clear ceiling heights in warehouse
-  14 parking stalls (6 EV chargers)
-  HVAC throughout offices



Floor Plan



PROPERTY DETAILS

ADDRESS

#1 - 11771 Horseshoe Way, Richmond, BC

PID

001-698-052

YEAR BUILT

1978

ZONING

IB-1 - Industrial Business Park

BUILDING SIZE

6,195 sf

SALE PRICE

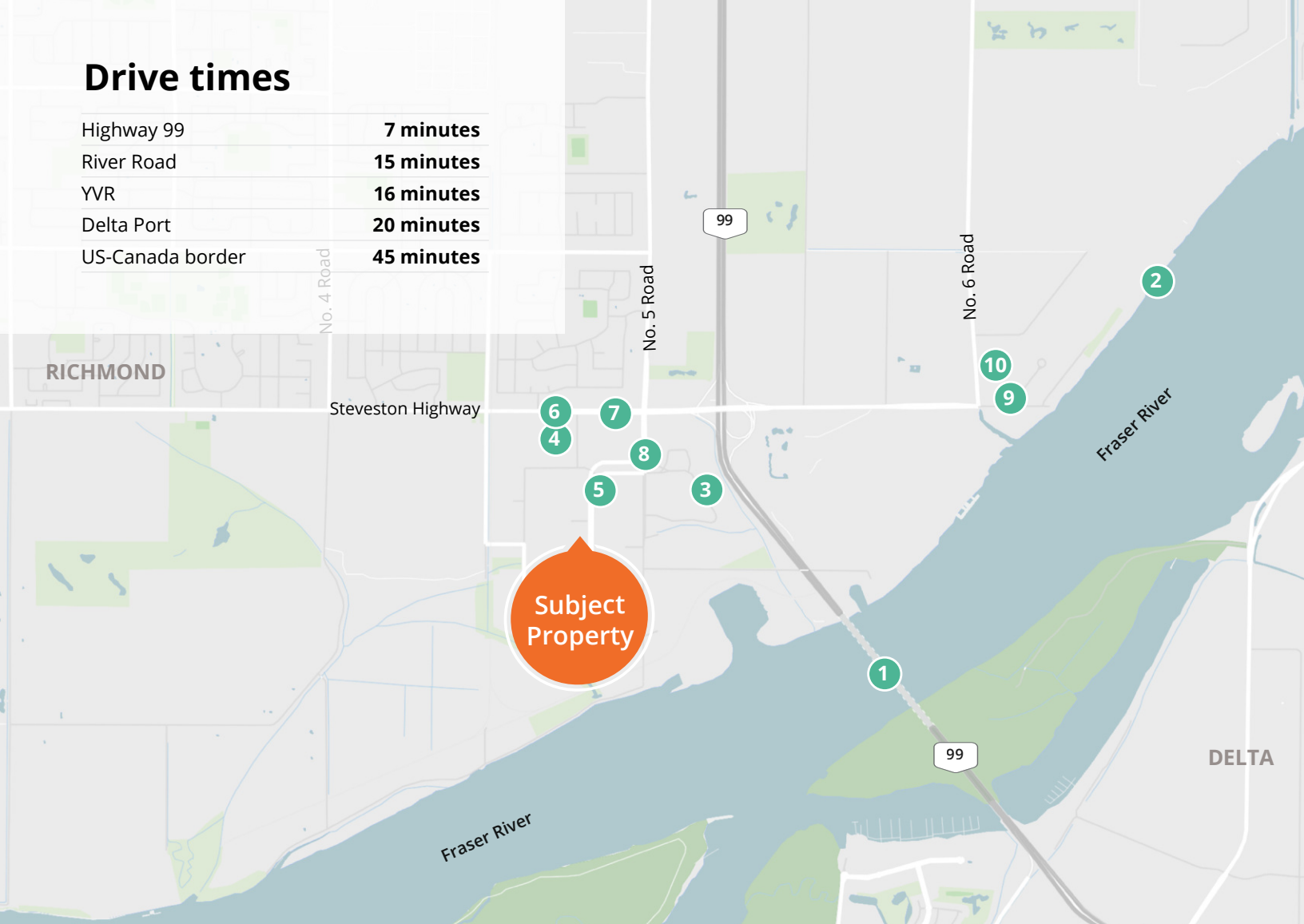
Contact Listing Agents

AVAILABLE

Contact Listing Agents

Drive times

Highway 99	7 minutes
River Road	15 minutes
YVR	16 minutes
Delta Port	20 minutes
US-Canada border	45 minutes



Nearby amenities

1. Massey Tunnel and Highway 99
2. South Fraser River Marine Terminal
3. Luniu Mall
4. Canadian Tire
5. Fuggles Beer Co.
6. Tim Hortons
7. McDonald's
8. The Keg Steakhouse + Bar
9. SilverCity Riverport Cinemas
10. Richmond Ice Centre

Contact for more information

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**AVISON
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