

# IND OFFICE FOR SALE

230-21900 WESTMINSTER HWY | RICHMOND BC V6V0A8

## PROPERTY SUMMARY

**PRICE:** \$988,000

**PRICE PER SQ. FT.:** \$451.75

**UNIT SF:** 2,187

**STRUCTURE:** Concrete Tilt-Up

**PARKING:** 7+ Stalls

**YEAR BUILT:** 2009

**BUILDING CLASS:** A

**ZONING:** IB-1 Industrial Business Park

**STRATA FEE:** \$398.71

**TAXES:** \$4,043.77 (2020)

**IMPROVEMENTS:** Fully Built Out Offices

Rare opportunity to purchase in Fraserwood Landing. Professionally designed and delivered using high-end finishes for offices, presentation area, kitchenette, boardroom, front reception, bathrooms, and HVAC. Large parking lot, many spots available at all times, with easy access from Westminster Hwy 91. Great exposure from central location in Lower Mainland with efficient travel times to Greater Vancouver's key market areas. Toyota Canada and Mercedes Benz have chosen this location for their regional head offices. Vacant Delivery available.



### STEVE DA CRUZ CCIM | PREC\*

Vice President, Land & Investment Sales  
604 377 2527 (Direct) | 604 899 9293 (Office)  
stevedacruz@remax.net | vancre.ca

### RE/MAX COMMERCIAL ADVANTAGE

500-889 W Pender St., Vancouver, BC V6C 3J1



# Rare Strata Industrial Office Unit Available For Sale in Fraserwood Landing



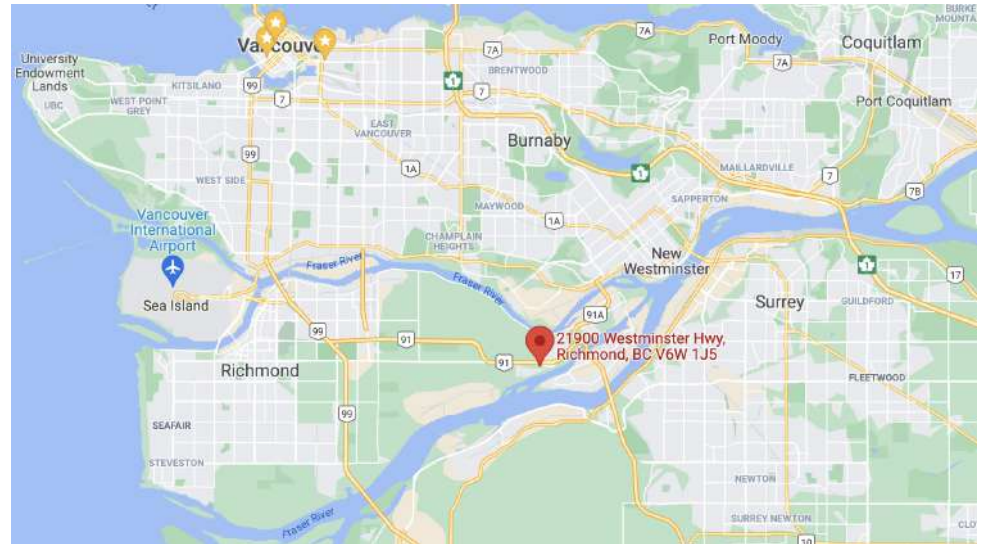
High Ceilings, with lots of Bright Natural Light



Fully Turn-Key with High-end Finishes and Some Furniture Included



Comfortable Mix of Open Plan and Separate Offices



Central Location with Easy & Quick Access to Lower Mainland



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