



FOR SALE

11211 BRIDGEPORT ROAD

Rare investment opportunity to own a fully leased, three-unit retail service building with excellent exposure on bustling Bridgeport Road —featuring strong rental upside and long-term value potential.

11211 Bridgeport Road, Richmond, B.C.

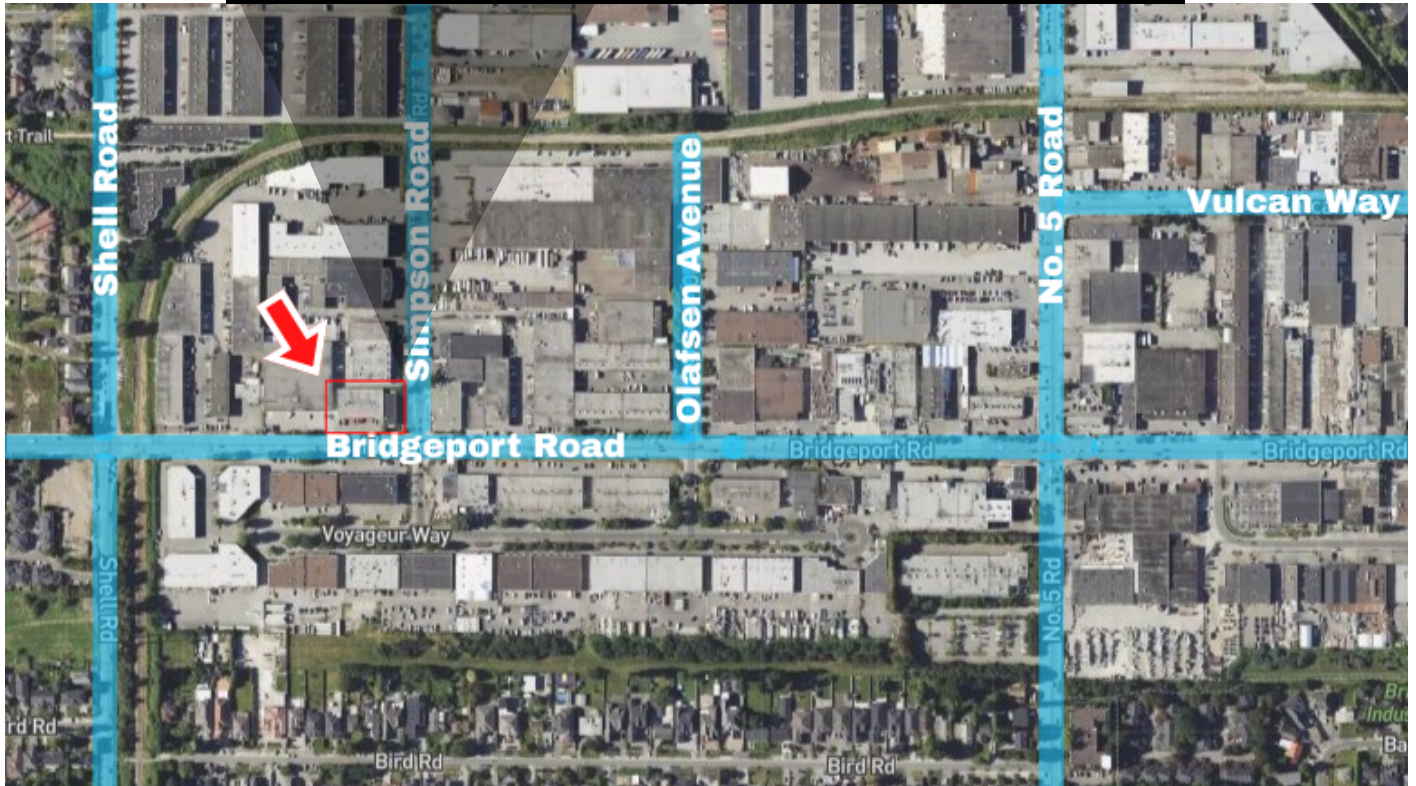
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INVESTMENT HIGHLIGHTS

Situated in the heart of a busy, well-established retail service and industrial corridor on Bridgeport Road—just east of Shell Road and west of Simpson Road in North Richmond—this property offers excellent proximity to transit and major commuter routes. Surrounded by anchored and diverse businesses, it presents strong rental upside and long-term growth potential. A rare opportunity for investors seeking substantial income growth.

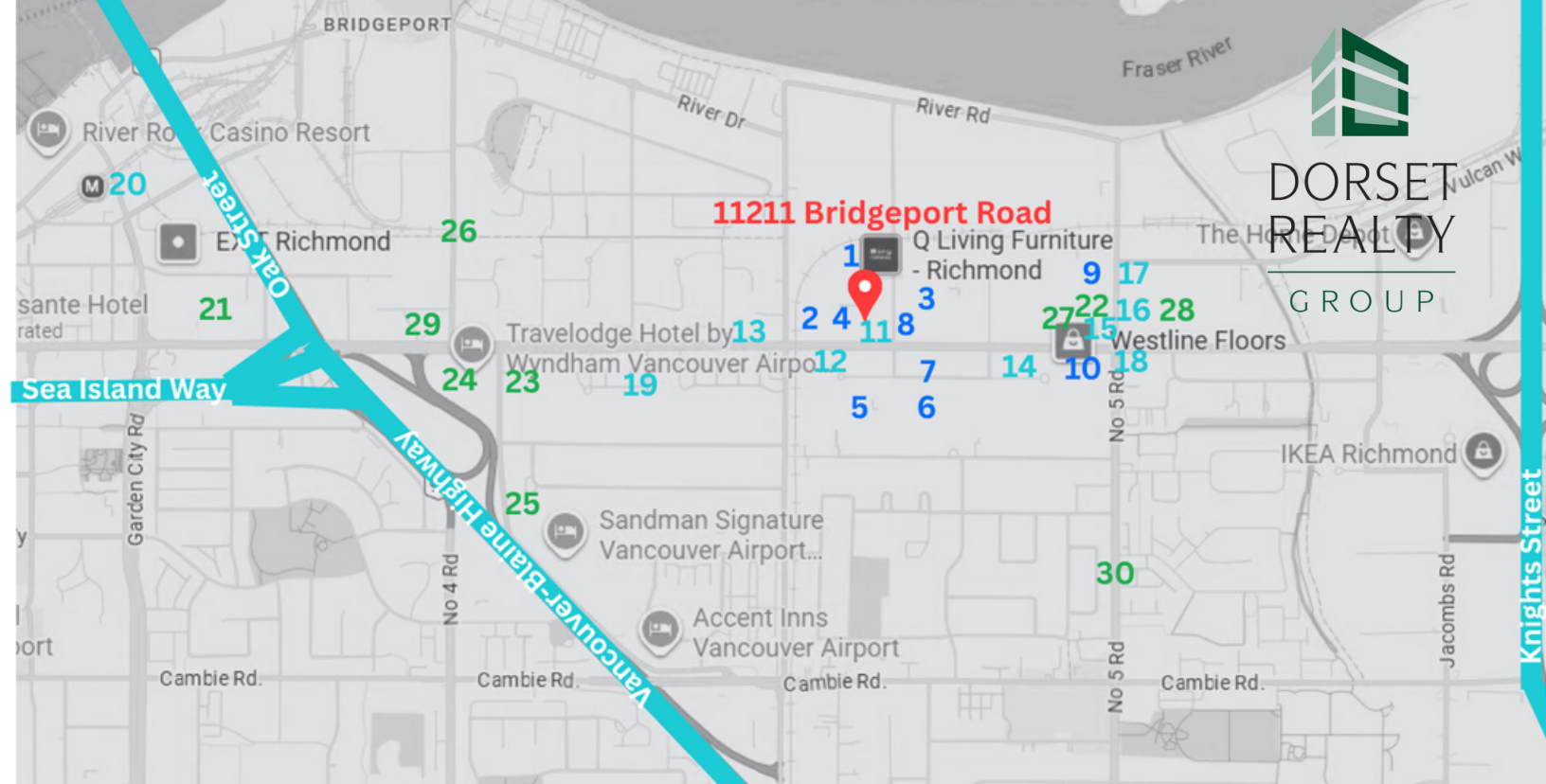


BUILDING DETAILS

Civic Address	11211 Bridgeport Road, Richmond, B.C.
Building Description	Three fully leased industrial retail units within a single-storey building, featuring 11 reserved parking stalls and 3 loading bays/areas.
Year Built	1988
Legal Description	Parcel 1, Section 24, Block 5 North, Range 6 West, New Westminster District Reference Plan 77351 PID 010-480-803
Zoning	IR1 - Industrial Retail
Land Area	132 Feet of frontage by 132 Feet deep = 17,425 Square Feet
Total Unit Area	11,105 Square Feet
Property Type	Warehouse, Storage
Net Income	\$212,787.50 (Aug. 2025)
2024 Annual Property Taxes	\$56,286.02 (2024)
Asking Price	\$6,880,000.00



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SURROUNDING BUSINESSES

1. Q Living Furniture
2. Enterprise Rent-A-Car
3. Vancity Appliances
4. Sentinel Storage - Richmond
5. Two Small Men with Big Hearts
6. Kirmac Collision & Autoglass
7. Grandcity Autobody Richmond
8. HTA Products Inc.
9. Kal Tire
10. Mobil 1 Lube Express

TRANSIT

11. WB Bridgeport Rd @ Simpson Rd
12. EB Bridgeport Rd @ Shell Rd
13. WB Bridgeport Rd @ Shell Rd
14. EB Bridgeport Rd @ Olafsen Ave
15. WB Bridgeport Rd @ No. 5 Rd
16. NB No. 5 Rd @ Bridgeport Rd
17. Southbound No. 5 Rd @ Vulcan Way
18. EB Vulcan Way @ No. 5 Rd
19. EB Bridgeport Rd @ McLennan Ave
20. Bridgeport Station - Canada Line

AMENITIES

21. Costco
22. Wendy's
23. A&W Canada
24. Moxies Richmond Restaurant
25. Denny's
26. Bridgeport Trail
27. Scotiabank
28. TD Canada Trust ATM
29. King George/Cambie Community Park
30. Tim Hortons

AREA OVERVIEW

Prime North Richmond Location!

Situated in one of Richmond's most vibrant industrial and warehouse districts, this property combines excellent connectivity with the convenience of nearby commuting routes. Surrounded by a variety of amenities — from dining options to everyday services — it offers tenants and businesses everything they need to thrive, making it a compelling opportunity for investors and owner-users alike.



Street View - East Facing



Street View - West facing



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For further information, please contact Dorset Realty Group.

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