

**AVISON
YOUNG**

For Sale

**Unit 160 & 165 - 6755 Graybar Road
Richmond, BC**



NEW PRICING!

Avison Young is pleased to present the opportunity to purchase two industrial strata units, with a combined area of 7,548 sf

Ron J. Emerson*, CCIM, SIOR

Vice President

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**Ron J. Emerson Personal Real Estate Corporation*



Property details

PID

017-430-160
017-430-151

LEGAL DESCRIPTION

STRATA LOT 27 & 28, PLAN NWS3324, SECTION 9, 10, RANGE 4W, NEW WESTMINSTR LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

ZONING

Z117 - General to heavy industrial and marina uses

YEAR BUILT

1990

UNIT 160 & 165

7,548 sf
**Can be sold separately*

NEW PRICING

~~\$3,968,888~~ \$3,688,000
**Units can be sold separately*

ANNUAL PROPERTY TAXES (2025)

\$27,171.84 **both units combined*

STRATA FEES

\$779.48 per month **both units combined*






Location

The subject premises is located in the East Richmond area directly off Westminster Highway and Highway 91.

Access is excellent to all points east and the U.S. border via the Alex Fraser Bridge. Central Richmond is a short five-minute drive on either highway.

Unit details

UNIT 160		UNIT 165	
Warehouse	2,580 sf	Warehouse	2,580 sf
Office	760 sf	Office	760 sf
Total	3,340 sf	Mezzanine	868 sf
		Total	4,208 sf

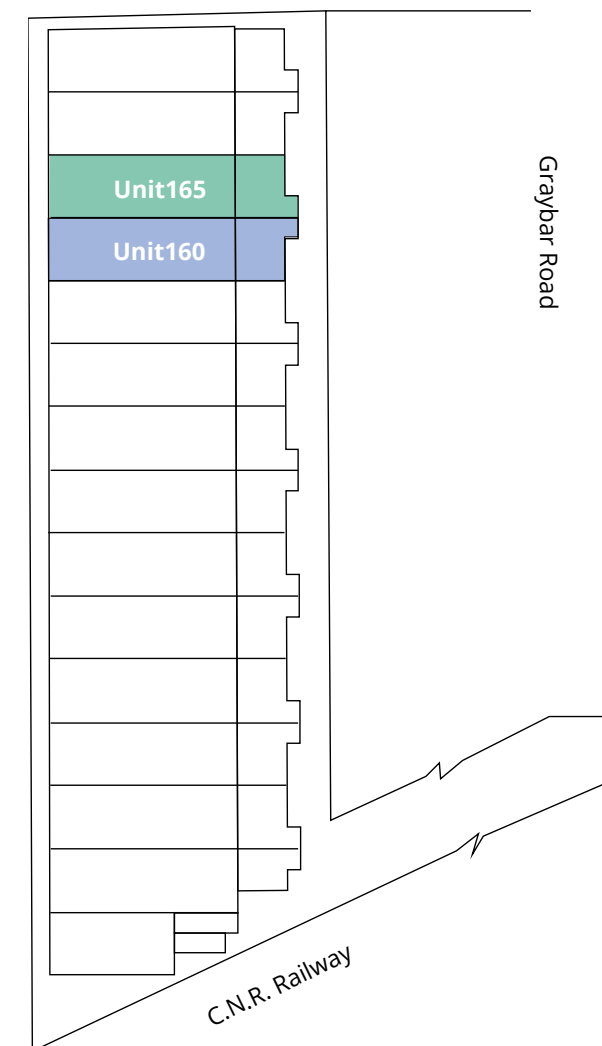
-  18' clear ceiling height
-  Two (2) front grade-level loading doors
-  Natural gas forced air heaters in the warehouse
-  HVAC systems in the second floor office area
-  Four (4) two-piece washrooms (two per unit)

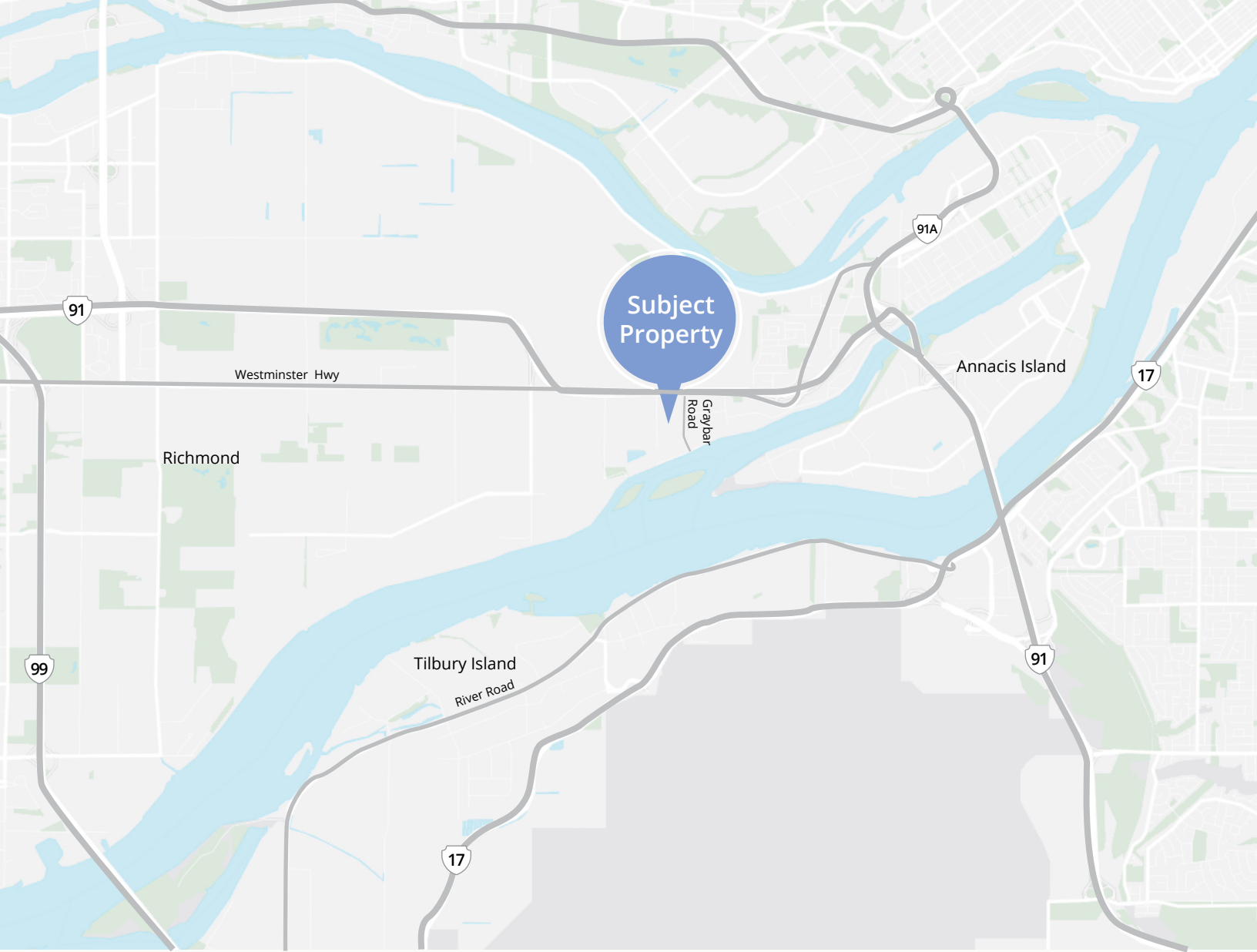
Opportunity

Avison Young is pleased to present this new opportunity to purchase unit 160 & 165 individually or as combined, contiguous space that functions seamlessly together.

Each unit features high versatile warehouse/manufacturing space on the ground floor, complemented by efficient open-plan office space on the second floor, fully serviced by HVAC. Offering exceptional functionality for a wide range of local businesses, these units are strategically located in a prime, central area of the lower mainland.

Site plan





Drive times



22nd street station	11mins	Vancouver	11mins
Edmonds Station	12 mins	Moody Centre Station	12 mins
New Westminster Station	14 mins	Waterfront Station	14 mins
Royal Oak Station	16 mins	Vancouver International Airport	16 mins
Metrotown Station	18 mins	Abbotsford International Airport	18 mins

For more information, or to book a tour, please contact:

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