

11151 HORSESHOE WAY, RICHMOND

SIX OFFICE & INDUSTRIAL STRATA UNITS TOTALING ±12,748 SF

FOR
SALE



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OVERVIEW

Opportunity to acquire one or all six strata units at 11151 Horseshoe Way, Richmond. Located on the prominent corner of the building, the offering includes a versatile mix of three office units, two industrial warehouse units with rear grade-level loading, and one quasi-industrial office unit. The units may be purchased individually or combined to accommodate larger owner-user or investment requirements. Each unit features approximately 14' ceiling heights and includes two dedicated parking stalls, with ample visitor parking available throughout the complex. Corner exposure provides exceptional signage visibility, making this a rare opportunity for businesses seeking flexibility, presence, and functionality within Richmond's established industrial market.



PROPERTY HIGHLIGHTS

- **Flexible Acquisition Opportunity** — One individual unit or combine multiple units.
- **Turnkey Office Potential** — Three office units with efficient layouts that can be turnkey-ed with minimal improvements.
- **Below-Market Entry Opportunity** — Two smaller footprint office units offered at attractive pricing, providing an affordable opportunity for owner-users.
- **Prominent Corner Exposure** — Highly visible corner location with excellent signage opportunities.
- **Ample Parking** — Each unit includes two dedicated parking stalls, complemented by abundant visitor parking throughout the complex.

SALIENT FACTS

TOTAL SIZE

±12,748 SF (six strata units)

CEILING HEIGHT

Approx. 14'

LOADING

Rear grade-level loading (warehouse units)

PARKING

2 dedicated stalls per unit, plus ample visitor parking

ZONING

IB1

YEAR BUILT

1980

PROPERTY TAXES

\$63,249.75 (2026, all six units)

2026 ASSESSED VALUE

\$7,073,600 (all six units)

PRICE

\$6,008,000 for all six units
(available individually)

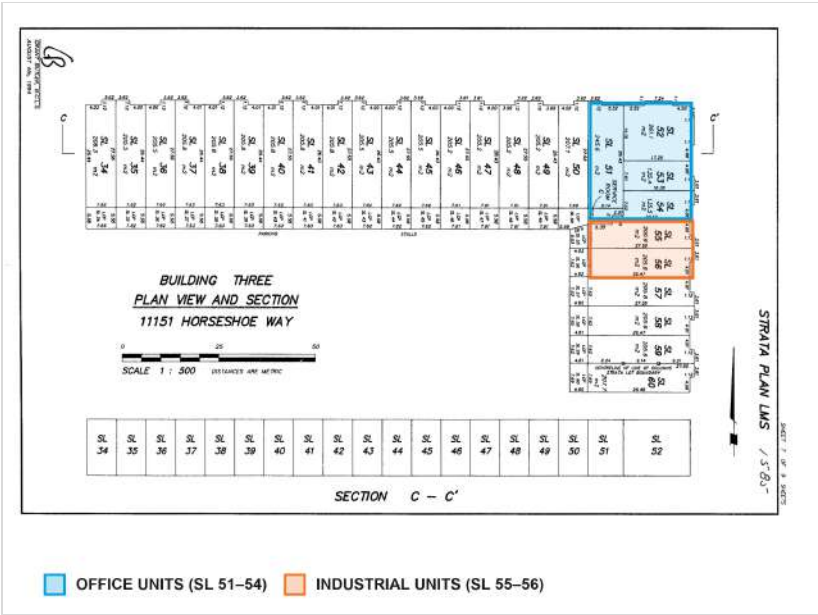
LEGAL DESCRIPTION

STRATA LOT 51-56, BLOCK 3N, PLAN LMS1585, SECTION 1, RANGE 6W, NEW WESTMINSTER 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 OR V, AS APPROPRIATE

THE OFFERING

UNIT	STRATA LOT	TYPE	SIZE (SF)	PRICE	\$ / SF
Unit 13	SL 51	Industrial/Office	±2,644	\$1,098,000	\$415
Unit 9	SL 52	Office	±2,810	\$1,398,000	\$497
Unit 8	SL 53	Office	±1,457	\$768,000	\$527
Unit 7	SL 54	Office	±1,459	\$768,000	\$527
Unit 6	SL 55	Industrial Warehouse	±2,162	\$978,000	\$452
Unit 5	SL 56	Industrial Warehouse	±2,215	\$998,000	\$451
Total			±12,748	\$6,008,000	\$471

Units may be purchased individually or in combination. Office total: ±8,370 SF. Warehouse total: ±4,378 SF. Measurements are approximate and shall be verified by the Buyer if deemed important. Strata plan shown for reference only.







LOCATION

11151 Horseshoe Way is strategically located in the heart of Richmond's Ironwood industrial district, one of the city's most established business parks. The property offers excellent connectivity to Highway 99, Steveston Highway, and the George Massey Tunnel, providing efficient access to Vancouver, Delta, Surrey, and the U.S. border. The surrounding area is home to a diverse mix of industrial, office, and service-based businesses, while nearby Ironwood Plaza offers a full range of amenities including restaurants, banking, grocery stores, and retail services. This highly accessible location makes it an ideal choice for businesses seeking convenient regional connectivity and everyday amenities.

CONNECTIVITY

- > Highway 99
- > Steveston Highway
- > George Massey Tunnel
- > Ironwood Plaza amenities
- > Access to Vancouver, Delta, Surrey & U.S. border

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