

# FOR SALE



**RE/MAX**  
2000 REALTY

**2,235 SF**



**Office buildout with open  
warehouse and front  
grade-level loading door**

## **RICHMOND, BC | 1125-11980 HAMMERSMITH WAY**

A turnkey opportunity in one of Metro Vancouver's most established and supply-constrained industrial markets. Strategically located with convenient access to Highway 99, Vancouver, YVR Airport, and key transportation routes.

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RE/MAX 2000 Realty

103-15127 100 Ave

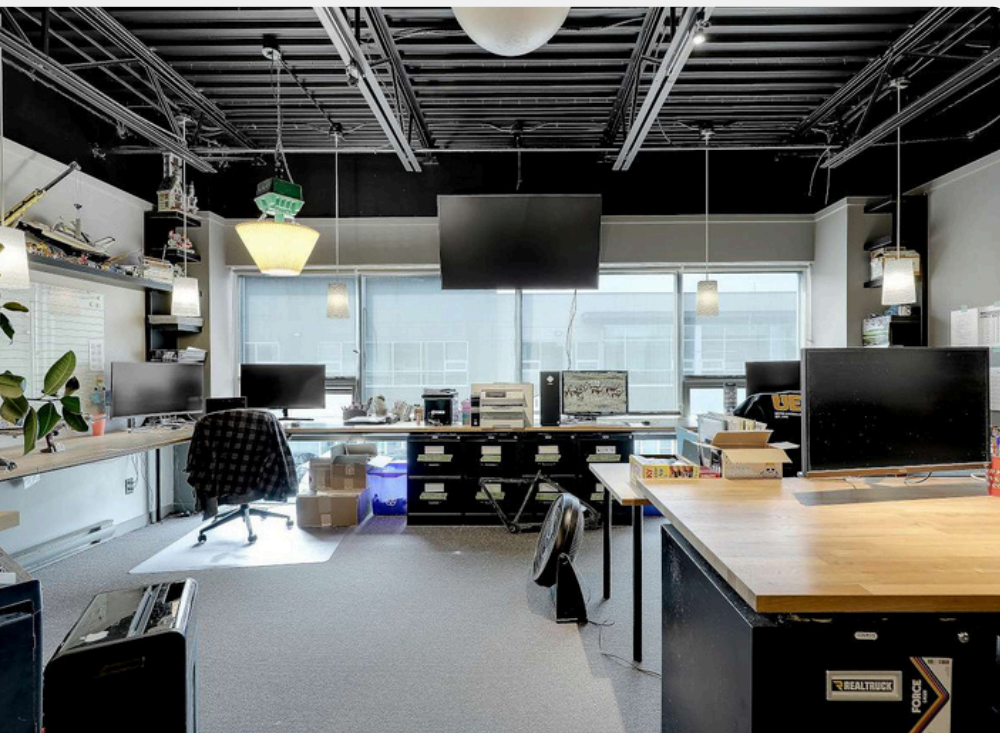
Surrey, BC V3R 0N9

604-583-2000

[www.remax2000realty.com](http://www.remax2000realty.com)

# 1125-11980 Hammersmith Way, Richmond, BC

Positioned in Richmond's highly sought-after Ironwood industrial corridor, this well-appointed strata unit offers a functional and efficient layout within a modern business park. The premises features a quality office buildout complemented by an open warehouse area, one grade-level front loading door, and three dedicated parking stalls—well-suited for a variety of owner-occupiers or investors.



## KEY FEATURES

- Approximately 2,235 SF total size
- 1,285 SF warehouse space
- 950 SF second-floor office space
- 1 Grade Door – 10' ft.
- Parking Spaces: 3
- Constructed in 2009
- 2025 Taxes \$9,502.39
- Supports a range of light industrial & business uses
- Convenient access to Highway 99
- Close proximity to YVR

## Property Details

### Legal Description

Strata Lot 6 Section 1 Block 3  
North Range 6 West New  
Westminster District Strata  
Plan BCS3390

### PID

027-871-827

### Lot Size

2,235 SF

### Floor Area

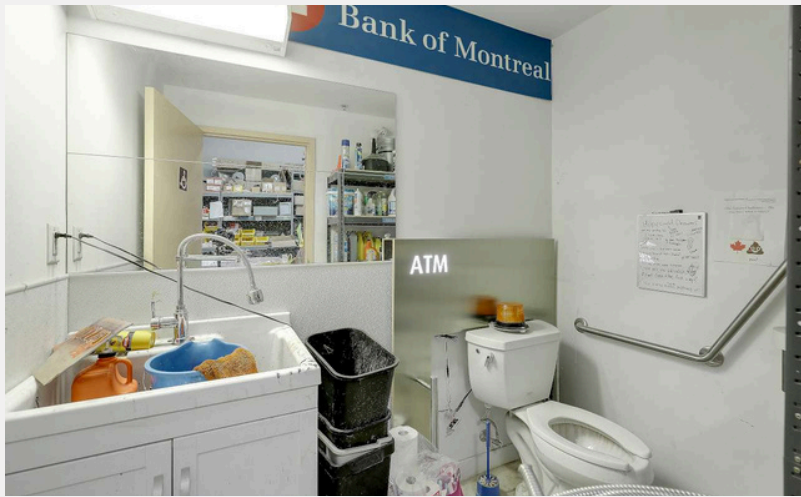
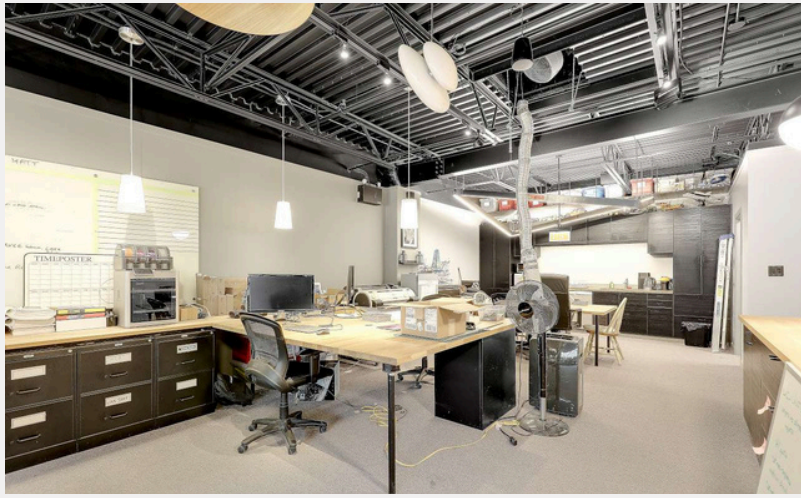
Warehouse 1,285 SF  
Office 950 SF

### Zoning

IB1 – Industrial Business Park

### Price

\$1,049,000

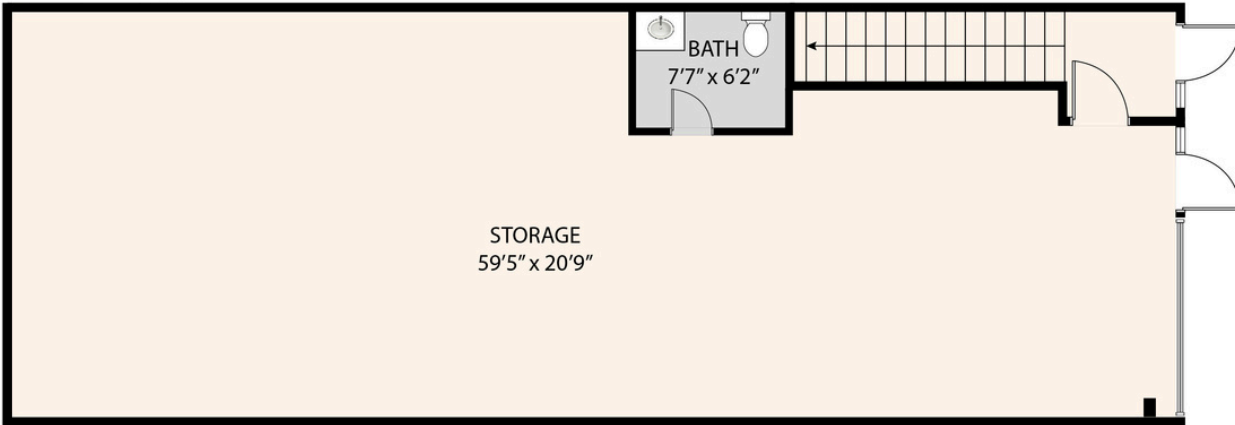


# Floor Plan

1125 - 11980 Hammersmith Way, Richmond

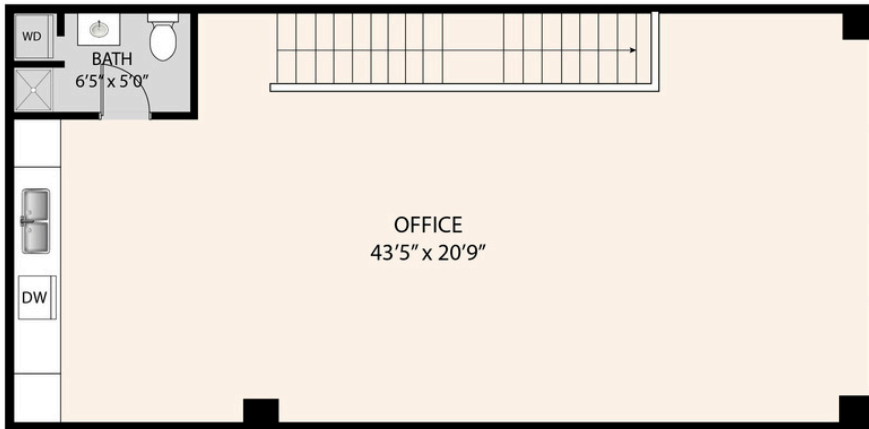
**MAIN FLOOR**

FLOOR AREA: 1,285 SQ.FT



**LOWER FLOOR**

FLOOR AREA: 950 SQ.FT



FLOOR AREA (SQ.FT)	
MAIN FLOOR	1,285 SF
LOWER FLOOR	950 SF
<b>TOTAL (SQ.FT)</b>	<b>2,235 SF</b>

D	DRYER	RF	REFRIGERATOR
DW	DISH WASHER	STO	STOVE
FURN	FURNACE	W	WASHER
HWT	HOT WATER TANK	WD	WASHER / DRYER



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VIDEO / PHOTOGRAPHY / FLOOR PLAN / MATTERPORT

The floor plan is developed for marketing purposes only. There, it is not intended for Architectural or construction use. No information is taken from original blueprints or strata plans. Finished area is defined as "an enclosed area in a house suitable for year-round use" illustrated by the red dashed line on this promotional material. Total square footage is calculated to the exterior walls. The rooms are named as possible use of space based on the marketing proposal. Room sizes are approximately dimensioned to the inside of the walls with an error tolerance of +/- 2%. Adding up room sizes will not match the total square footage. **E&O insured.**

# Strategic Industrial Location



- Direct access to Highway 99
- Minutes to YVR airport
- Central to Metro Vancouver logistics network

## CONTACT US

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