

NEW PRICE REDUCTION

~~\$1,749,000.00~~

\$1,699,000 (\$454 PSF)

DESIGN
& millwork

YOUR COMPANY LOGO HERE

**UNIT 1141 - 11871 HORSESHOE WAY
RIVERSIDE INDUSTRIAL CENTRE
RICHMOND, BC**

3,737 SF OFFICE/WAREHOUSE SPACE

FOR SALE

RIVERSIDE INDUSTRIAL CENTRE

UNIT 1141 - 11871 HORSESHOE WAY | RICHMOND, BC

OPPORTUNITY

Cushman & Wakefield ULC is pleased to present unit 1141 at 11871 Horseshoe Way, conveniently located in Riverside Industrial Centre, a long-standing Richmond node for industrial and commercial businesses and distributors. The subject premises is conveniently next to Highway 99, a major arterial route throughout the lower mainland.

AVAILABLE AREA

Unit 1141

Ground Floor 2,193 SF

Second Floor 1,544 SF

TOTAL AVAILABLE AREA *3,737 SF

** Measurements as per FAB Floor plans*

PID

018-198-295

ZONING

IB1 - Industrial Business Park

YEAR BUILT

1993

ASKING PRICE

~~\$1,749,000.00~~ \$1,699,000 (\$454 PSF)

STRATA FEES

\$272.25 Per Month

GROSS TAXES (2026)

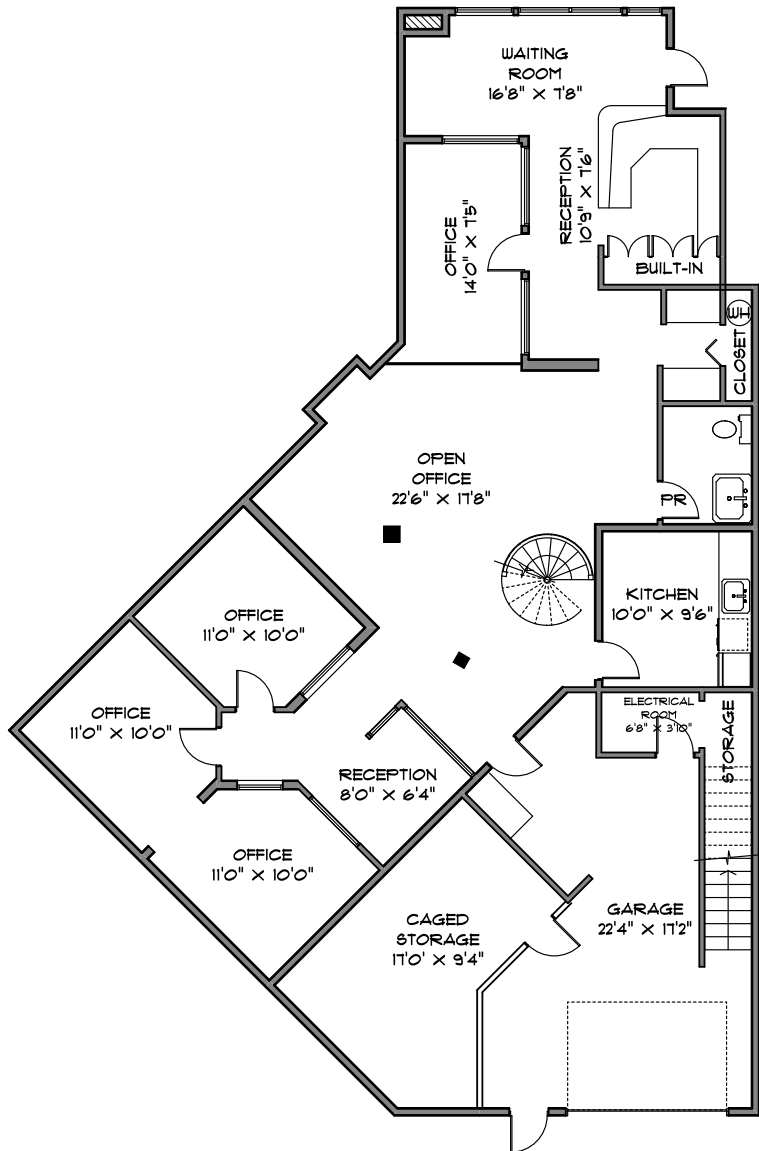
\$11,760.57

PARKING

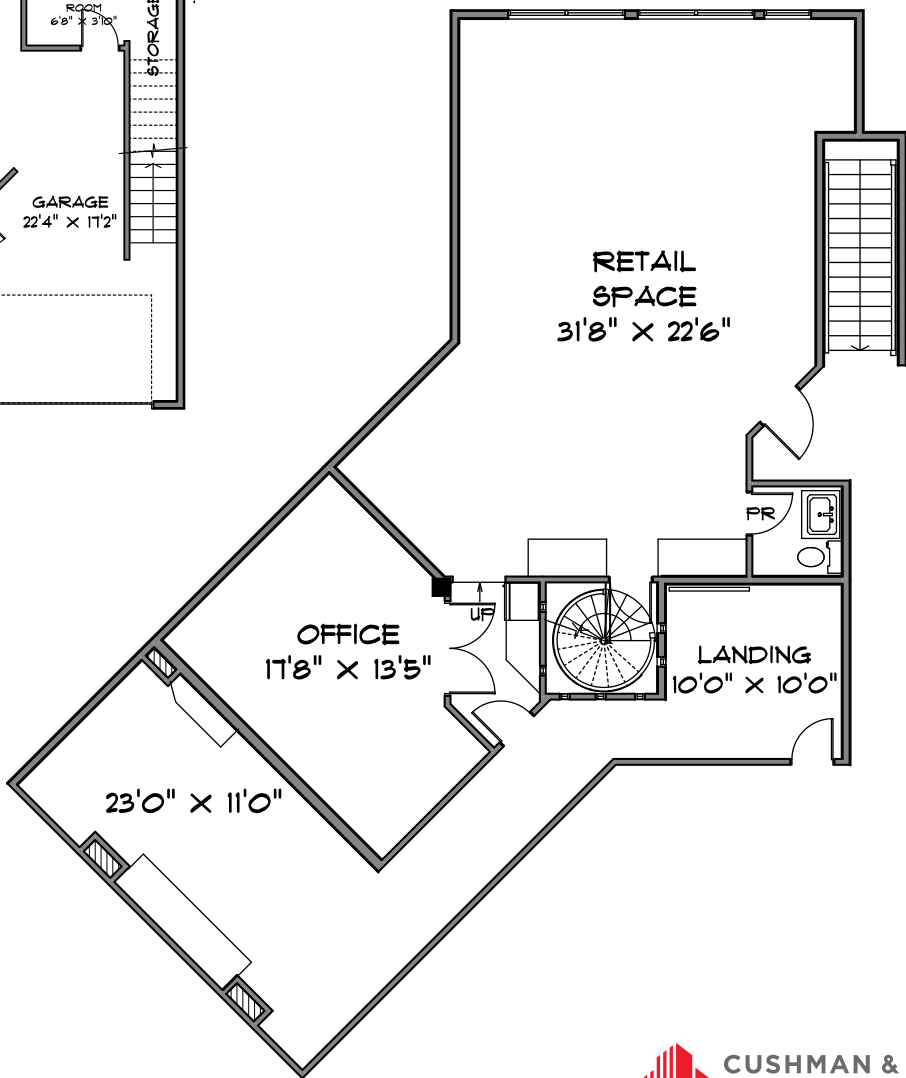
Four (4) dedicated stalls



MAIN LEVEL: 2,193 SF

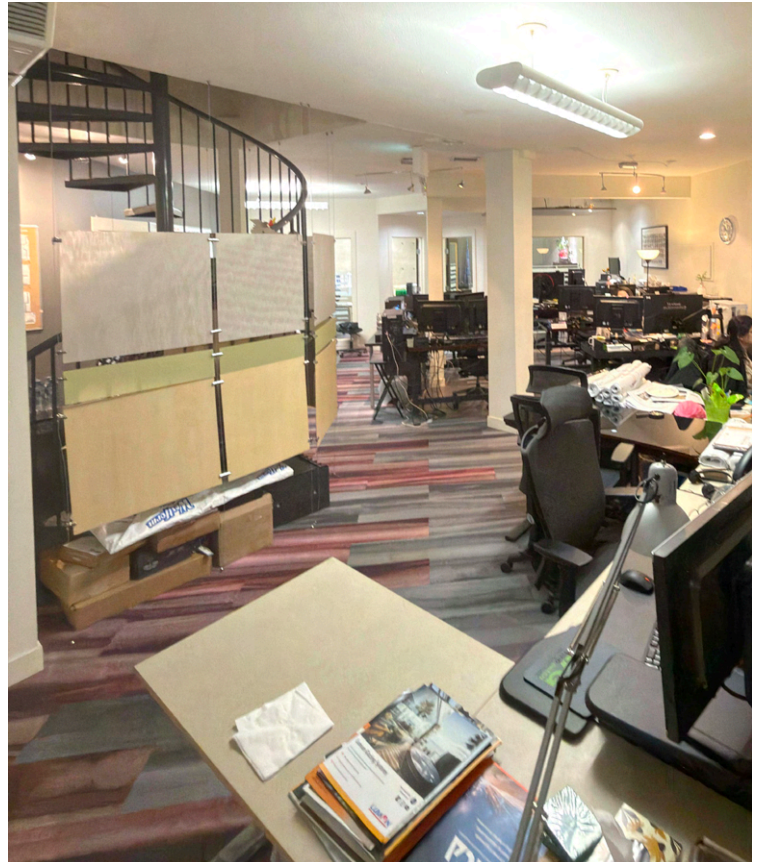


UPPER LEVEL: 1,544 SF



FOR SALE
RIVERSIDE INDUSTRIAL CENTRE

UNIT 1141 - 11871 HORSESHOE WAY | RICHMOND, BC







CONTACT

JORDAN SENGARA

Personal Real Estate Corporation
Vice President
+1 604 640 5845
jordan.sengara@cushwake.com

BRANDO RILEY

Associate
+1 778 855 7550
brando.riley@cushwake.com

700 W Georgia Street | Suite 1200
Pacific Centre, PO Box 10023
Vancouver, BC V7Y 1A1 Canada
cushmanwakefield.com