

For Sale

Office & Warehouse in
Benchmark

135 - 3231 No. 6 Road, Richmond, BC



DANNY QUAN
商业地产

Cell Phone: 778-859-8180

Email:
quanxs2017@gmail.com

4,072 sf high-ceiling office+warehouse space in North Richmond, located on No. 6 Road, with easy access to YVR, the Port of Vancouver, Deltaport and the US border.

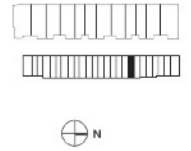
For Sale

Office & Warehouse in Benchmark

135 - 3231 No. 6 Road, Richmond, BC



Building A: 3231 No. 6 Road
Strata Lot 18
Main Floor 2,737 SF
Second Floor 1,335 SF
Total 4,072 SF



Office+Warehouse Details

Asking Price: \$3,000,000

Available Space: 4,072 sf

Suite Number: 135

Floor: 2

Property Use: Industrial / Office

Bay Doors: 1

Source: Direct

For Sale

Office & Warehouse in Benchmark

135 - 3231 No. 6 Road, Richmond, BC

Current Tenant Information

- Current Lease Agreement is valid till March 31st, 2026.
- The Annual Basic Rent fees for the following years are:

Year(s)/ Month(s)	Basic Rent Per Sq. Ft.	Basic Rent Per Annum	Basic Rent Per Month
Now — Mar. 31, 2024	\$26.00	\$105,872.00	\$8,822.67
Apr. 1, 2024 — Mar. 31, 2025	\$27.04	\$110,106.88	\$9,175.57
Apr. 1, 2025 — Mar. 31, 2026	\$28.12	\$114,511.16	\$9,542.60

