

TWO INDUSTRIAL STRATA UNITS FOR SALE

CENTRAL AND CONVENIENT LOCATION

135-140 6755 GRAYBAR ROAD, RICHMOND, B.C., V6W 1H8

\$3,180,000



The information contained herein has been obtained from reliable sources and is believed to be accurate but not guaranteed. Buyer to verify all information.

“Investments...that make sense.”

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REALTY
THE RIGHT FIT.

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ASKING PRICE

\$3,180,000

LOCATION

Located in East Richmond's industrial district, with excellent access to Highway 91 and Highway 99. Convenient and strategic access to Vancouver, New Westminister, Surrey and Burnaby & Fraser Valley, making it ideal for logistics and distribution. Situated near Annacis Island and the Alex Fraser Bridge, the area is home to a diverse mix of light industrial, warehousing, and commercial businesses. This is a two-storey light industrial strata complex built in 1990.



FEATURES

- -Two side by side Strata units without a warehouse dividing wall.
- -Two separate mezzanine office spaces leased to two separate Tenants generating good income/mortgage helper.
- -Kitchenettes, lighting and office improvements recently completed.

Strata Fees; \$780.21 per month (Both Units)

Property Taxes, (2025); \$26,533.37 (Both Units)

Zoning; 127* (LUC 127)

P.I.D # 017-430-208 & 017-430-216

ADDITIONAL FEATURES

- 4 parking stalls.
- Handicap Washrooms.
- Two (3 phase-4 wire 225 Amps) panels.
- Two grade level loading doors.
- Approx. 26' warehouse ceiling height.
- Currently earning gross income of \$4,726 per month, plus GST for leasing the two Mezzanine offices.

SIZE; Warehouse; 5,034 sq.ft.
Mezzanine; 1,596 sq.ft.
Total area for both units; 6,630 sq. ft.

Legal Descriptions

-Unit # 140-Strata LOT 32 BLOCK 4N
Plan NWS 3324.
-Unit # 135-Strata LOT 33 BLOCK 4N
Plan NWS 3324



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