



FOR SALE

2,057 SF of Warehouse & Office
with Grade Loading

Unit 144 - 11782 River Road, Richmond

Jack Hall

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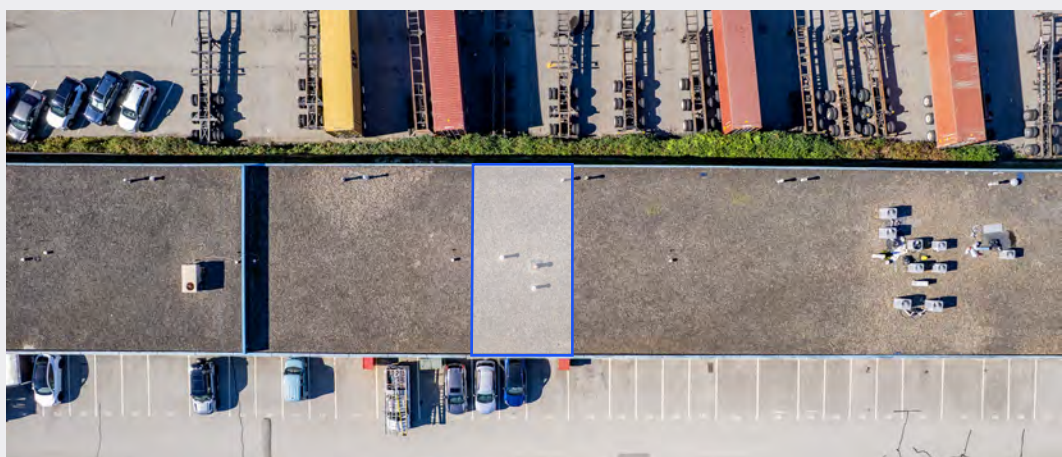
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The Opportunity

Rare opportunity to own a spacious 2,057 square foot strata unit in the 11782 River Road complex. Ideally located in North Richmond with quick access to Highway 99, the Richmond-Vancouver corridor and Vancouver International Airport.

The unit offers flexible layout potential, suited for showroom, office, R&D or light industrial use. Well-maintained with modern utilities, excellent for owner-users or investor occupants.



Features



Two (2) designated parking stalls plus loading area



One (1) grade loading door



Flexible IL zoning



Civic Address Unit 144 - 11782 River Road, Richmond

Year Built 1995

Zoning IL: Light Impact Industrial

Unit Breakdown*	Mezzanine	750 SF
	Warehouse	1,307 SF
	Total	2,057 SF

Asking Price \$1,080,000

Property Taxes \$8,968.24 (2025)

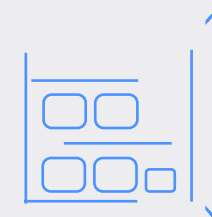
Strata Fees \$172.67 (per month)

Availability Immediate

* All areas are approximate and to be verified by the Purchaser



Flexible layout potential




19' Clear ceiling height



Quick access to Hwy 99



An aerial photograph of a large industrial complex with several long, white warehouse-style buildings. The buildings have flat roofs and many windows. In the background, a wide river flows through the city, with a dense urban skyline and mountains visible in the distance under a clear blue sky.

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