

190 - 4611 NO. 6 ROAD, RICHMOND

STRATA WAREHOUSE FOR SALE OR GROUND FLOOR FOR LEASE

**FOR
LEASE/
SALE**



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OVERVIEW

William Wright Commercial is pleased to present Unit 190 at 4611 No. 6 Road, a well-appointed 3,325 SF industrial strata unit featuring high-end improvements across two levels. The ground floor spans 2,135 SF and includes a modern showroom at the front, three private offices, and warehouse space at the rear with rear grade-level loading.

A 1,190 SF second-floor office is currently leased until December 2027, providing stable rental income. The unit also includes a permitted 276 SF extended mezzanine with two enclosed rooms, offering added flexibility. This space is ideal for owner-users seeking a functional layout with premium finishings, along with a built-in mortgage helper.



PROPERTY FEATURES



2nd floor leased providing additional income



Corner unit exposure



10'x12' motorized rear grade loading door



Improved with epoxy flooring in the warehouse, marble flooring in the showroom, high-end cabinetry, and fresh repaint





LOCATION

Located in one of Richmond's most active industrial corridors, 4611 No. 6 Road offers excellent access to major transportation routes and surrounding commercial hubs. The property is just minutes from Highway 91, Highway 99, and Knight Street Bridge, providing seamless connectivity to Vancouver, Delta, and the rest of Metro Vancouver. The area is home to a wide range of industrial, logistics, and service-based businesses, making it an ideal setting for users seeking convenience and operational efficiency.

DRIVING DISTANCES

HIGHWAY 91	7 MIN DRIVE
CENTRAL RICHMOND	10 MIN DRIVE
LANSDOWNE STATION	12 MIN DRIVE
YVR AIRPORT	15 MIN DRIVE
US BORDER	20 MIN DRIVE
DOWNTOWN VANCOUVER	30 MIN DRIVE