



#112 - 13880 Wireless Way
Richmond, BC

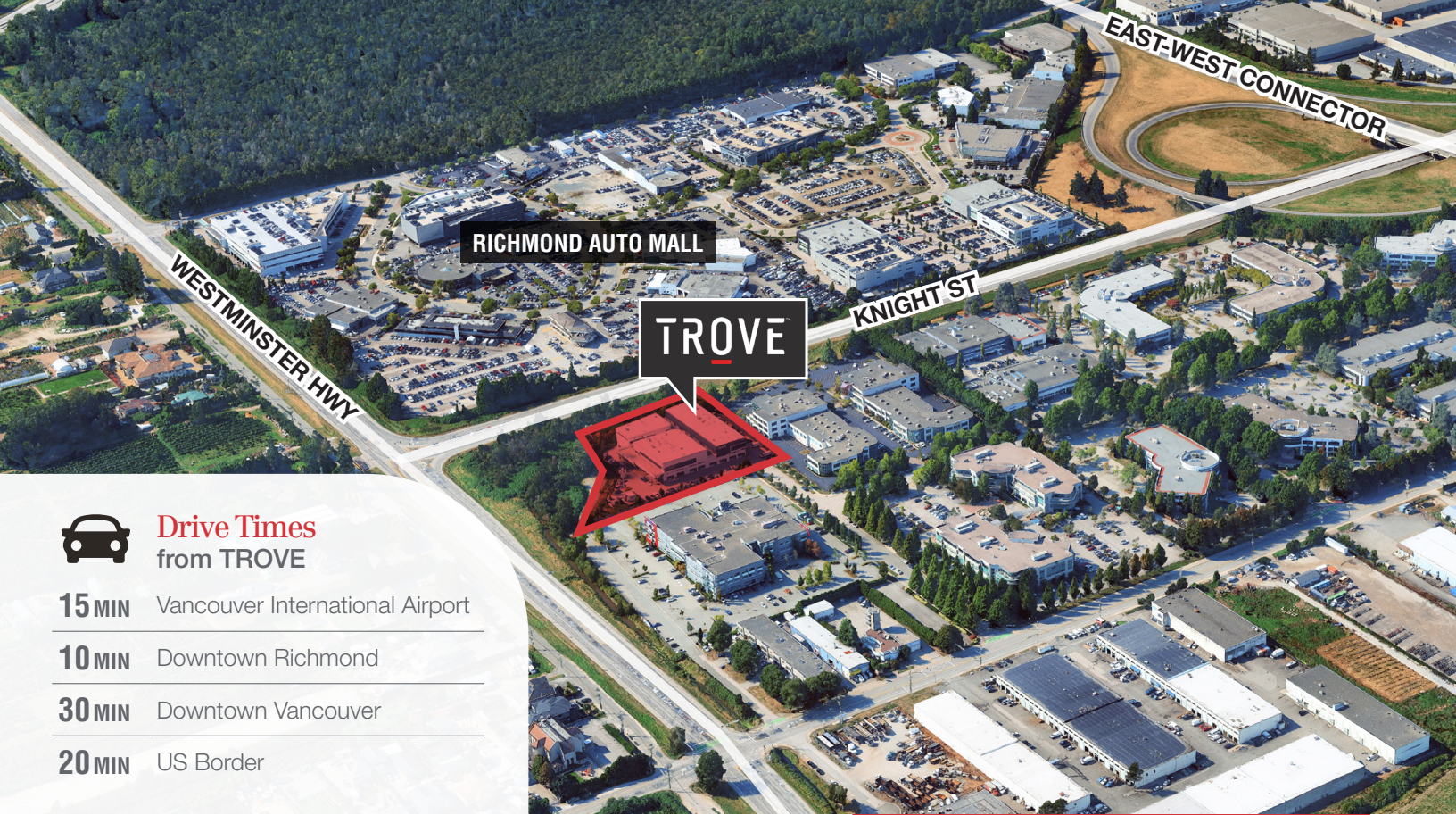
Highlights

TROVE is an exclusive collection of 45 luxury automotive storage condominiums with easy access to Highway 99 and 91, YVR Airport, and Downtown Vancouver.

Keaton Manjos
Commercial Sales & Leasing
604 691 6603
kmanjos@naicommercial.ca

Steven Chen*
Commercial Sales & Leasing
604 691 6634
schen@naicommercial.ca
*Personal Real Estate Corporation

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca



Drive Times from TROVE

- 15 MIN Vancouver International Airport
- 10 MIN Downtown Richmond
- 30 MIN Downtown Vancouver
- 20 MIN US Border

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Unit Features

- ▶ Concrete slab-on-grade designed for approximately 150 PSF load
- ▶ 10' wide automated glass grade loading door
- ▶ Glass with steel frame entry door on select units
- ▶ Signage opportunities available
- ▶ 19' height (18' clear, est.) ceiling
- ▶ Gas, sanitary, and water roughed-in to each unit
- ▶ Minimum 100 amp electrical service
- ▶ NFPA 13 sprinkler system
- ▶ Gas fired unit heater
- ▶ Provisions to accommodate AC units by owner
- ▶ Mezzanine steel construction with concrete floor and 8' clearance
- ▶ Unit specific – clerestory glazing

Property Details

Legal Description

Strata Lot 7, Plan EPS6600, Section 5, Range 5w, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
PID: 031-116-809

Unit Size

2,496 SF

Zoning

IB1 Industrial Business Parking

Property Taxes (2024)

\$10,569.72

Price

Undisclosed

Share sale available, buyer saves PTT

car use

Everything about this German themed design focuses on the art of engineering and precision and the beauty of this relationship, of which a manufacturer like Porsche is well known for. From an engineered staircase made from cantilevered steel, through to Miele kitchen products and a refined minimal kitchen design inspired by Bulthaup, the interior is replete with beautifully precise detailing and contemporary German furniture and lighting solutions.



IB1 zoning allows for **variety of uses** including:

TROVE™



auction house



microbrewery, winery
and distillery

IB1 zoning allows
for **variety of
uses** including:



**broadcasting studio
and office**

Site Plan



 MEZZANINE

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