

PRICE REDUCTION!

# FOR SALE

OPPORTUNITY TO PURCHASE A CORNER SMALL  
BAY STRATA WAREHOUSE IN SOUTH RICHMOND  
FEATURING BOTH DOCK AND GRADE LOADING

**2160-11980**  
**HAMMERSMITH WAY**  
RICHMOND, BRITISH COLUMBIA



## STEVE BROOKE

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**CBRE**

**THE  
INDUSTRIAL  
SPECIALISTS**

# Property Details

## UNIT SIZE

Main Floor	3,200 SF
Second Floor	1,425 SF
<b>Total</b>	<b>4,625 SF</b>

## LOADING

1 Dock & 1 Grade Door

## CEILING HEIGHT

26' clear (main floor)

## ZONING

IB-1 - Allows a wide range of general industrial uses and stand alone offices with a wide range of compatible uses

## PARKING

5 designated stalls

## STRATA FEES

\$483 per month (2023)

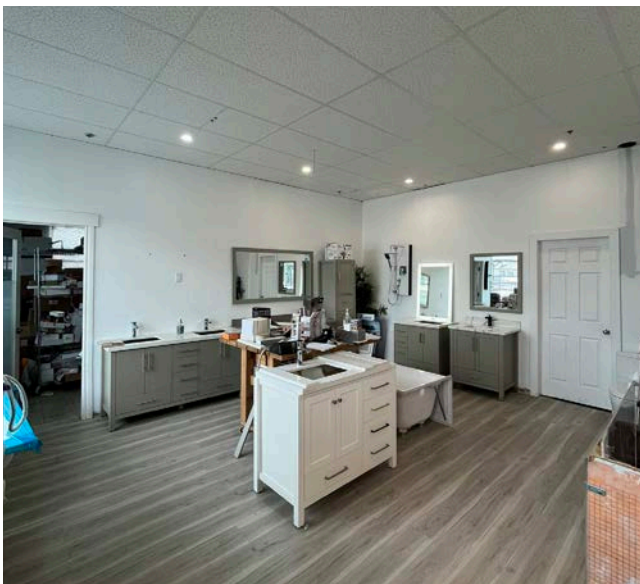
## TAXES

\$19,936.43 (2023)

## AVAILABILITY

60 day notice

**PRICE (PRICE PSF) ~~\$2,543,750 (\$550)~~  
\$2,497,500 (\$540)**



## Unit Features

- + 26 ft. warehouse clear height
- + Building constructed in 2011
- + Separate entry for potential to split second floor and main floor warehouse
- + Glazing allows natural light
- + 5 designated parking stalls
- + 400 amps/3-phase power
- + Improved offices
- + One washroom per floor

2160-11980 HAMMERSMITH WAY, RICHMOND

## BUILDING EXTERIOR & LOADING



THE PROPERTY IS LOCATED ON HAMMERSMITH WAY IN THE PRIME RIVERSIDE INDUSTRIAL PARK AREA IN SOUTH RICHMOND. THE NEIGHBOURHOOD IS HOME TO NUMEROUS INTERNATIONAL HEADQUARTERS AND FEATURES A WIDE ARRAY OF DINING OPTIONS, BUSINESS SERVICES, DAYCARES, PARKS AND RECREATIONAL AMENITIES. THE PROPERTY IS OPTIMALLY SITUATED MINUTES AWAY FROM THE INTERSECTION OF STEVESTON HIGHWAY AND HIGHWAY 99 TO VANCOUVER AND THE U. S. BORDER CROSSING OFFERING EFFICIENT TRAVEL TO METRO VANCOUVER AND YVR INTERNATIONAL AIRPORT.

11980 HAMMERSMITH WAY



## CONNECT WITH US FOR MORE INFORMATION

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