

7 11600 BRIDGEPORT ROAD**East Cambie****Richmond****V6X 1T2****For Lease****Industrial****Industrial, Retail**For Sale Price: **\$0**Orig Price: **\$0**

Prev Price:

Leased/Sold Price:

/

Zoning: **IR1**

Gross Prop Tax:

Tax Yr:

Sale Type: **Lease**P.I.D.#: **800-163-590** Building/Complex Name:

The subject unit is located on the South side of Bridgeport Road around No.5 Road. There is access from Voyageur Way which is located behind the Building. Designated 5 Parking stalls, plus rear loading and parking off Voyageur Way. Feature rear high ceiling warehouse area (around 1500 sf), storefront retail showroom (around 520sf) and 2nd-floor office (500 sqft). There is rear grade level loading at the back, washroom, and varying power supply. Ideal for showroom uses and warehouse uses. Zoning is IRI, suitable for various kinds of business (but no car washing, no mechanical repair).

MEASUREMENTS:

Subj. Space Sq.Ft:	2,520	Space Avail for Lse:	2,520
Subj. Space Width		Whse/Indust.Sq.Ft:	1,500
Subj. Space Depth:		Office Area Sq. Ft:	500
Land Size Sq.Ft:	0.00	Retail Area Sq. Ft:	520
Land Size Acres:	0.00	Mezzanine Sq. Ft:	
Acres Freehold:		Other Area Sq. Ft:	
Acres Leasehold:		Main Resid. Sq.Ft:	
Subj Prop Width ft.:		Min. Divisible Space:	1,500
Subj Prop Depth ft.:		Max. Contig. Space:	2,520

LEASE DETAILS:

Lease Type: **Net**
 Lease Expiry Date: **10/31/2026**
 Lse Term/Months: **22 months**
 Is a Sub-lease?: **Yes**
 Strata Fees/Month: **\$0.00**

Seller's Int.: **Other**
 Int. In Land: **Strata**
 First Nat.Res:
 Occupancy: **Tenant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
 Est. Additional Rent / SF:
 Basic Rent per Month:
 Est. Add. Rent per Month:
 Basic Rent per Annum:
 Gross Rent per Annum/SF: **\$36.30**
 Gross Rent per Month: **\$7,600.00**
 Gross Rent per Annum: **\$91,200.00**

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:	# of Docks
# of Storeys: 2	# of Grade Doors: 1
# of Elevators: 0	# of Loading Doors:
# Parking Spaces: 5	Clear Ceiling Ht (ft): 20.00
Year Built:	Class of Space:
Building Type: Low Rise (2-4 storeys), Street-Level Storefront, Warehouse	
Potential to Redevelop? No	Comments:
Environ. Assess.Done? No	Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
 # of Studio Apts:
 # of 1 Bdrm Apts:
 # of 2 Bdrm Apts:
 # of 3 Bdrm Apts:
 # of 4+ Bdrm Apts:
 # of Penthouse Apts:
 Total # of Apts
 # of Other Units:
 Total # of Units:
 APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:
 Minor Business Type:
 Business Name (d.b.a.):
 Bus. Oper. Since (yr):
 Confidentiality Req'd:
 Major Use Description:

LEGAL:

REALTOR REMARKS: Current lease ending October 2026. Sublease

DESIGNATED AGENT(S):

1 Simon Zhu PREC* - CONTC: 778-896-7151
 Interlink Realty - OFC: 604-271-3888
 clonesimon@gmail.com

2**3****APPOINTMENT INFORMATION:**Contact Listing **REALTOR@, Touchbase**

Simon Zhu
778-896-7151

Virtual Tour:

Brochure: