

**AVISON
YOUNG**

For Sale

#2150 – 1851 Savage Road
Richmond, BC



2,983 sf flex industrial
unit with drive-through
warehouse access

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com
**Gord Robson Personal Real Estate Corporation*

Riley Stephen, Associate
604 757 4924
riley.stephen@avisonyoung.com



Property details

PID 016-761-481	
UNIT SIZE	
Ground floor warehouse	1,944 sf
Mezzanine	1,039 sf
Total	2,983 sf

ZONING IL (Light Industrial)	
--	--

YEAR BUILT 1991	
---------------------------	--

MONTHLY STRATA FEES (2026) \$203.38	
---	--

PROPERTY TAXES (2025) \$10,949.71	
---	--

SALE PRICE \$1,580,000	
----------------------------------	--

AVAILABILITY Immediate	
----------------------------------	--

Opportunity

Avison Young is pleased to present the opportunity to purchase a 2,983 sf flex industrial unit in North Richmond. The unit features a functional layout with 1,944 sf on the ground floor and 1,039 sf on the second level, along with drive-through warehouse access via front and rear grade level loading doors.

The property offers excellent access to major transportation routes, including the Knight Street Bridge and Highway 99, providing seamless connectivity to Vancouver and the rest of the Lower Mainland.

Area highlights

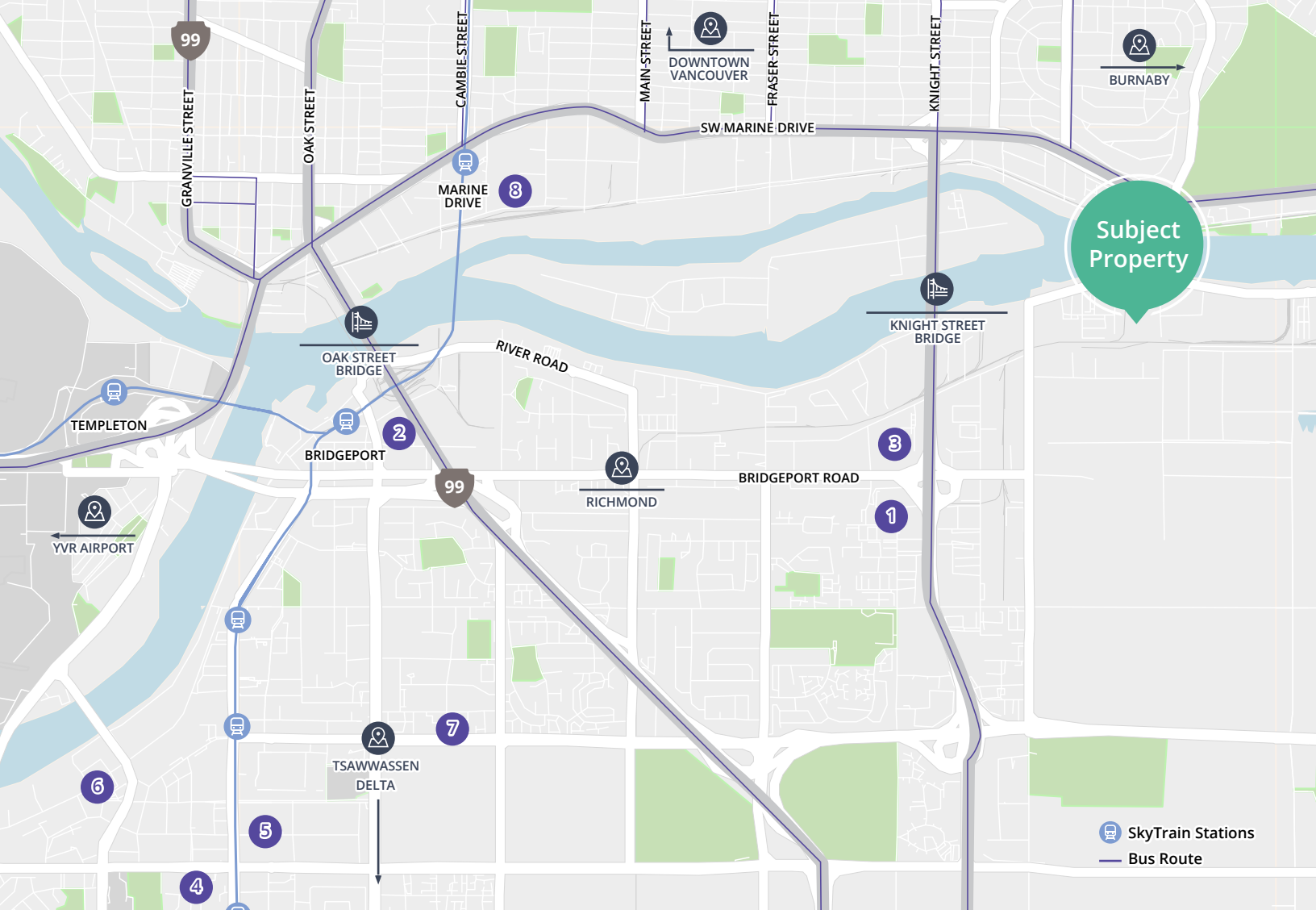
-  Quick access to Highway 99 & Highway 91
-  Minutes from Vancouver International Airport (YVR)
-  Easy connection to Knight Street Bridge
-  Well-positioned within North Richmond's established industrial/business hub



Property highlights

-  Two (2) grade loading doors
-  Drive-through warehouse access via front and rear grade-level loading doors
-  22' clear ceiling height
-  Two (2) parking stalls
-  200 amps/120/208 V, 3-phase power
-  Two (2) washrooms, a private office and kitchenette
-  Two (2) forced-air unit heaters





AMENITIES

- 1 IKEA
- 2 Costco
- 3 Home Depot
- 4 Richmond Centre Mall
- 5 T&T Supermarket
- 6 Fitness World
- 7 Walmart
- 8 Marine Gateway

DRIVE TIMES

Knight Street Bridge	5 minutes
YVR International Airport	15 minutes
Annacis Island	15 minutes
Metrotown	20 minutes
Downtown Vancouver	25 minutes
Deltaport / Tsawwassen Ferry Terminal	30 minutes

Contact for more information

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com

Riley Stephen, Associate
604 757 4924
riley.stephen@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com
**Gord Robson Personal Real Estate Corporation*

avisonyoung.ca

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member