### **INVESTMENT OR FUTURE OWNER-OCCUPIER OPPORTUNITY**



For Sale

# UNITS 5, 6 & 7 - 11191 HORSESHOE WAY, RICHMOND, BC 13,166 SF Combined Showroom and Warehouse Space with 3 Dock Doors

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#### **Steve Brooke**

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For Sale

Units 5, 6 & 7 11191 Horseshoe Way Richmond, BC

Share Sale Available

# **Property Details**

**Unit Size** 13,166 SF

Loading 3 dock loading doors

**Ceiling Height** 20' clear

Zoning IB1 (Industrial Business Park)

Designated on site parking stalls

Washrooms

Parking

Combined Strata Fees \$1,457.00 (Monthly)

**Property Taxes** \$58,970.50 (2023)

**Asking Price Contact Listing Agents** 













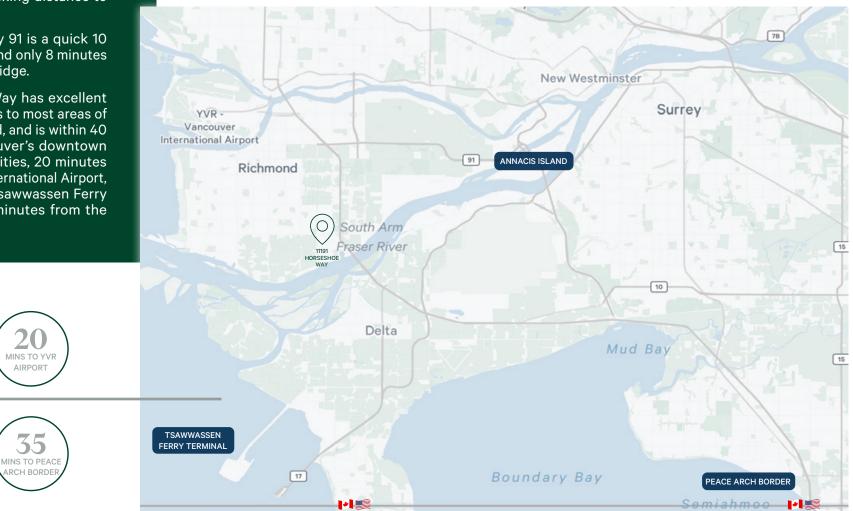


The subject property is located on Horseshoe Way, just west of Highway 99 and a short walking distance to Ironwood Plaza.

Access to Highway 91 is a guick 10 minute commute and only 8 minutes to Knight Street Bridge.

11191 Horseshoe Way has excellent transportation links to most areas of the Lower Mainland, and is within 40 minutes of Vancouver's downtown core and port facilities, 20 minutes from Vancouver International Airport, 25 minutes from Tsawwassen Ferry Terminal and 35 minutes from the U.S. border.

# 5, 6 & 7 - 11191 HORSESHOE WAY RICHMOND, BRITISH COLUMBIA



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### Alex Mei 梅嘉俊

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