# FOR SALE

# 125-15100 KNOX WAY

1,798 SF warehouse and office with 1 grade door in north Richmond













## Opportunity to purchase a 1,798 SF warehouse/office strata unit in north Richmond

LOADING DOORS	1 grade
<b>CEILING HEIGHT</b>	High clear height
P.I.D	026-865-921
STRATA FEES	\$324.16/month
PARKING	2 dedicated stalls
PRICE	\$925,970

# **IL** Zoning

Light Industrial - Allows for general industrial uses, with a limited range of uses such as commercial storage, manufacuring, vehicle repair, and more.





# **Additional features**

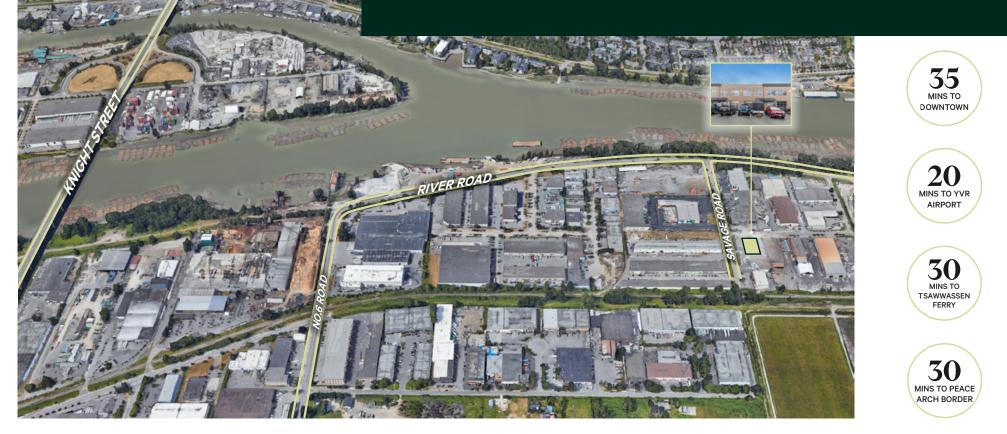
- Thoroughly glazed unit allows • abundance of natural light
- Fully built out legal suite on second • floor with one bedroom, kitchen and bathroom
- Air conditioning on the second floor •
- Separate entrance for main and • second floor
- Built in 2006

125-15100 KNOX WAY DELTA, BRITISH COLUMBIA

### 125-15100 KNOX WAY RICHMOND, BRITISH COLUMBIA

optimally located near Knight Street Bridge, Highway 99, and YVR international Airport for fast and efficient access to all of Metro Vancouver.

Located along River Road, the complex has multiple entrances off of Savage Road and Patrick Street in north Richmond for convenient accessibility



### Connect with us for more information

#### Luc Soares

Sales Associate Industrial Properties Group 778 372 1938 Iuc.soares@cbre.com

#### **Joel Barnett**

Personal Real Estate Corporation Executive Vice President Industrial Properties Group 604 662 5570 joel.barnett@cbre.com

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC V6E 0C3 | cbre.ca

**Steve Brooke** 

Personal Real Estate Corporation Senior Vice President Industrial Properties Group 604 662 5147 steve.brooke@cbre.com

JOIN OUR MAILING LIST & BE THE FIRST TO KNOW!

theindustrialspecialists.com © @theindustrialspecialists



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors (\*CBRE'). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the information should take such steps as the recipient may deem necessary to verify the Information port to placing any relaince upon the Information may change and any propert described in the Information may change and any propert described in the Information may be without notice or consequential, for the Information or to placing any relaince upon the Information may change and any propert described in the Information may be mithed and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth