

FOR SALE

# 125-15100 KNOX WAY

RICHMOND, BRITISH COLUMBIA

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

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

### IL Zoning

**Light Industrial** - Allows for general industrial uses, with a limited range of uses such as commercial storage, manufacturing, 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

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



**35**  
MINS TO  
DOWNTOWN

**20**  
MINS TO YVR  
AIRPORT

**30**  
MINS TO  
TSAWASSEN  
FERRY

**30**  
MINS TO PEACE  
ARCH BORDER

## Connect with us for more information

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