

**THE  
INDUSTRIAL  
SPECIALISTS**



**For Sale**

UNIT  
165 **6753 GRAYBAR ROAD**  
RICHMOND, BRITISH COLUMBIA

**Opportunity**

To purchase 3,651 sq.ft. of industrial warehouse  
with built-out mezzanine in East Richmond.

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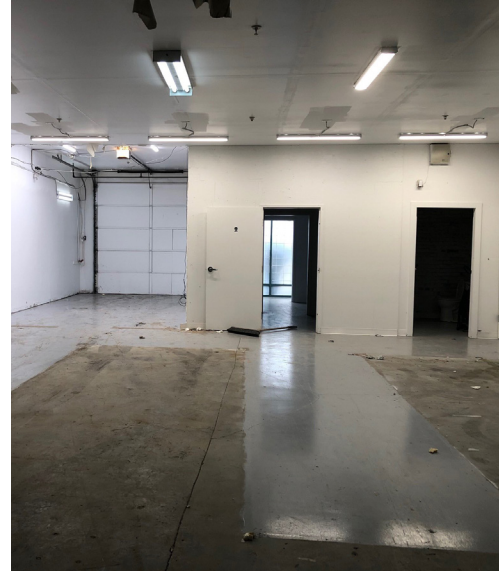
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**CBRE**

## Well maintained strata complex

Opportunity to purchase a 3,651 sq.ft. industrial strata unit at Graybar Business Center. The unit is equipped with grade loading and features built-out mezzanine, ample natural light and a washroom on each level.

<b>Address</b>	165-6753 Graybar Road, Richmond, BC	
<b>Available Area (Approx.)</b>	Ground Floor	2,209 SF
	Upper Floor	1,442 SF
	Total	3,651 SF
<b>Purchase Prize</b>	\$1,880,265	
<b>Property Taxes</b>	\$8,966.61 (2021)	
<b>Strata Fees</b>	TBC	
<b>Zoning</b>	Z117 (Industrial & Marina) – allows for a wide range of industrial and marina uses, including: <ul style="list-style-type: none"><li>+ Contractor service</li><li>+ Equipment &amp; fleet service</li><li>+ Manufacturing</li><li>+ Marine sales &amp; repair</li><li>+ Automotive maintenance &amp; repair</li><li>+ Industrial vehicle &amp; equipment services</li></ul>	
<b>Property Features</b>	<ul style="list-style-type: none"><li>+ Built in 1990</li><li>+ One (1) grade loading door</li><li>+ Finished mezzanine with ample glazing and natural light</li><li>+ Two (2) washrooms, one per floor</li><li>+ ~22' clear ceiling height in main floor warehouse</li><li>+ 200-amp, 120/240 volt, 3-phase power</li><li>+ Fully sprinklered</li></ul>	



# UNIT 165 6753 GRAYBAR ROAD

RICHMOND, BRITISH COLUMBIA



## Location

The property is located on the West side of Graybar Road, between Westminster Highway and Dyke Road, in the prime Fraserwood industrial area in the City of Richmond's southeast sector. Close proximity to Highway 91 offers efficient travel to Metro Vancouver and YVR International Airport.

## Driving Time



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