



FOR SALE

1900 VALMONT WAY

RICHMOND, BRITISH COLUMBIA

5,280 SF WAREHOUSE ON A 0.5 ACRE INDUSTRIAL LOT IN NORTH RICHMOND



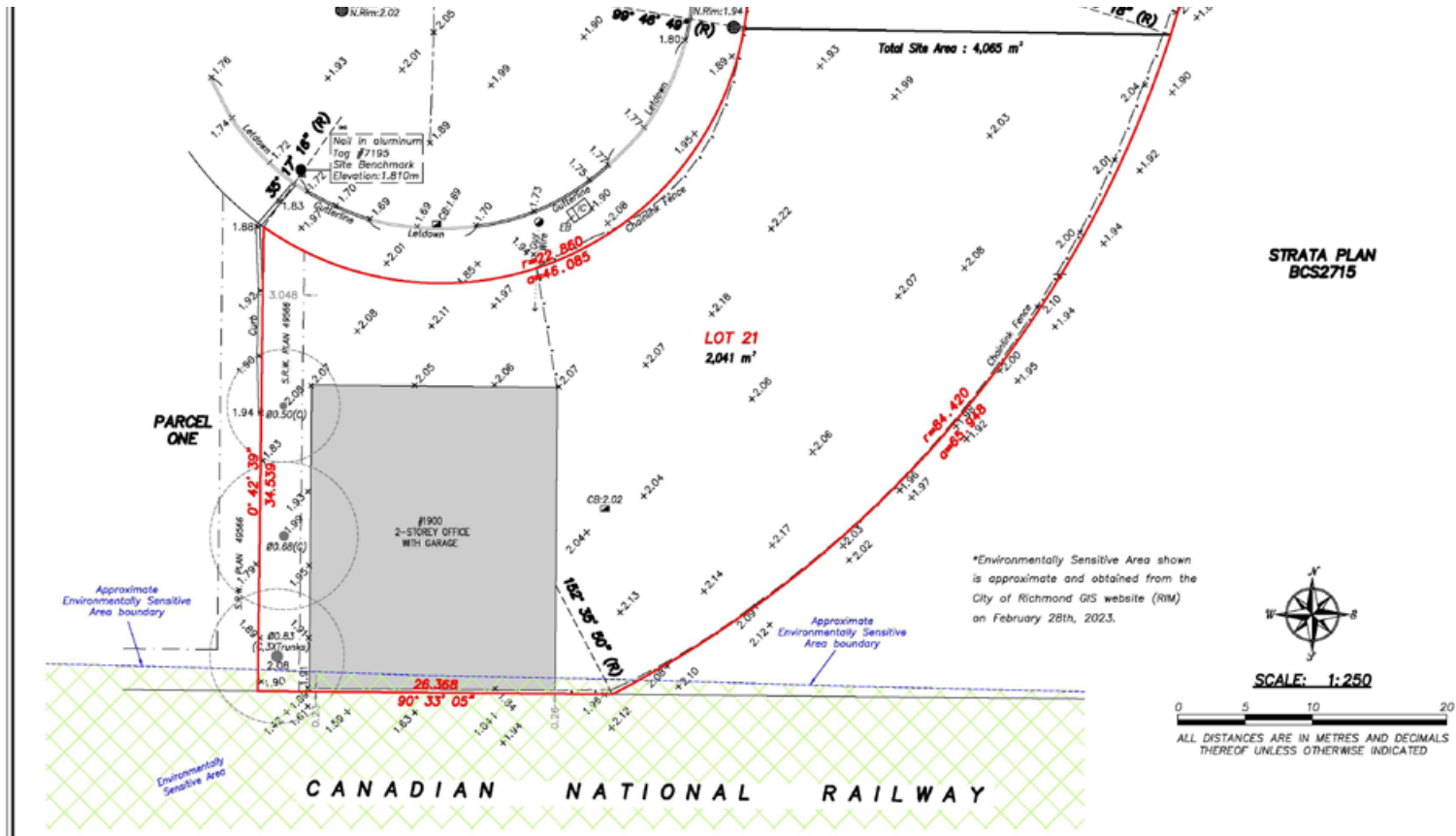
PROPERTY INFORMATION

PID	004-068-718	Power	600 volt 3-phase 37.5 kVA transformer powering the 220/110 and a 30 kVA transformer powering the 208 volt 3 phase
Site Size	0.5 acre	Zoning	Light Industrial (IL)
Building Size	5,280 SF 4,440 SF (ground floor) 840 SF (upper office)	Property Tax	\$30,603.01 (2023)
Loading	4 grade doors	Price	Contact listing agents
Ceiling Height	20" clear	Occupancy	Immediate possession

- + Plenty of space for parking, trucks, etc
- + Ability to build on the property in the future
- + Ability to purchase the holding company and save \$120k± in property taxes
- + Clean environmental (phase 1 +2) completed

ADDITIONAL PHOTOS

TOPOGRAPHIC SURVEY OF LOT 21 BOTH OF SECTION 16 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 49565



STRATA PLAN
BCS2715



SCALE: 1:250

0 5 10 20
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

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Job No. 8018
FB-421 P7-8 & 74
Drawn By: LK

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: GCM #336099
Old Control Monument
Elevation: 3.741m
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.128m

NOTE:
Use site Benchmark Tag #7195
for construction elevation control.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.
February 27th, 2023.

DWG No. 8018-Topo-01

CONNECT WITH US FOR INFORMATION ON THIS OPPORTUNITY
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