

# For Lease/Sale

## 5871 No. 6 Road

Richmond, BC



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\*Personal Real Estate Corporation

## Location

This building is located in the Crestwood Industrial District providing convenient access to Knight Street North, Highway 91 East and Highway 99 South as well as Bridgeport Road West to Vancouver International Airport. Located in close proximity to the Richmond Auto Mall, this building offers automotive and complementary automotive businesses an excellent opportunity.

## Asking Price

\$2,888,000

## Taxes (2015)

\$23,823.87

## Basic Rent

\$13.00 per s.f.

## Additional Rent (2016 estimated)

\$3.15 per s.f.

(Utilities and other operating costs are at the sole expense of the tenant)

## Building Area

9,000 s.f. on 0.4 acre\*

\*Size to be confirmed

## Available

Immediately

## Zoning

IB1 (Industrial Business Park) provides for a wide range of general industrial uses

## Building Features

- Heavy industrial grade power
- 3 washrooms
- 18' clear ceiling height
- Open warehouse component (column free work area)
- Grade loading door and a dock platform
- Mezzanine
- Ground and office space
- Exterior and pylon signage facing NO.6 Road
- Yard/storage area



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