

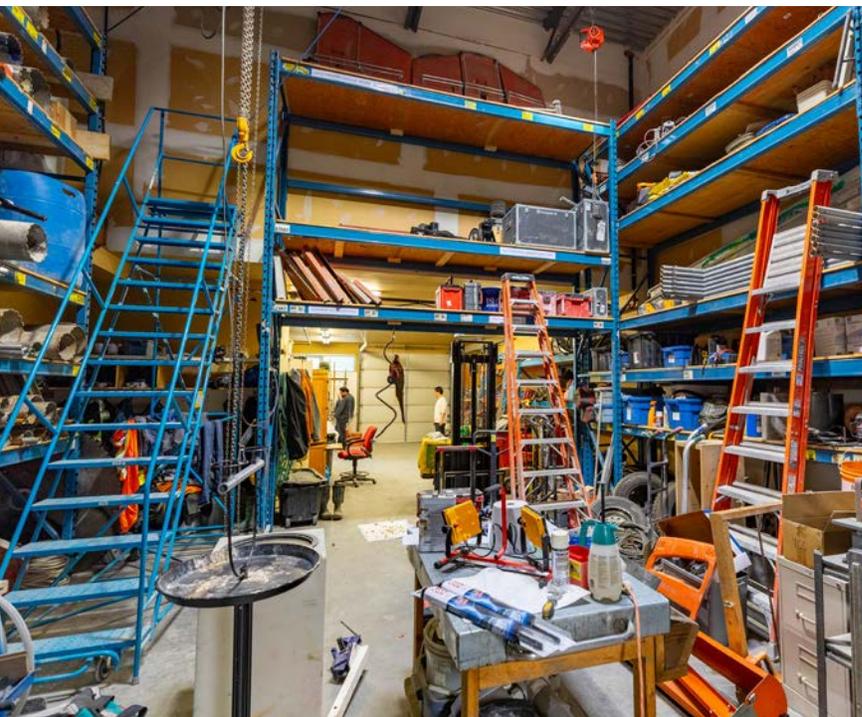
FOR SALE

# Unit 163 - 1999 Savage Road

RICHMOND, BRITISH COLUMBIA



**2,310 SF WAREHOUSE AND OFFICE SPACE IN NORTH RICHMOND**



## The Opportunity

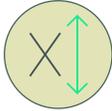
An opportunity to acquire 2,310 SF of warehouse and office space in North Richmond, featuring 20' clear ceiling height, grade-level loading, and three fully built-out offices with abundant natural light.

### Available Space

Ground Floor Warehouse	Second Floor Office	Total Area
1,510 SF	800 SF	2,310 SF



# Features



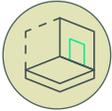
20' clear height



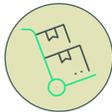
3 phase - 100 amp service



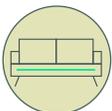
Overhead natural gas unit heaters



Two washrooms



Grade level loading



3 private offices & kitchenette with lots of natural light



IL - light industrial providing for a broad range of distribution, service and light industrial uses.



## Asking Price

\$1,175,000 | \$508 PSF

## Taxes 2025

\$10,613

[CLICK HERE TO VIEW MORE PHOTOS](#)

## Location

Rivers Reach Business Park is primely located in North Richmond. The property is located just East of the #6 Road and River Road. The property is ideally situated to provide fast and efficient access to all key business locations in Greater Vancouver.



## Contact us for more information

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