FOR SALE

UNITS 1 & 2 12331 BRIDGEPORT ROAD

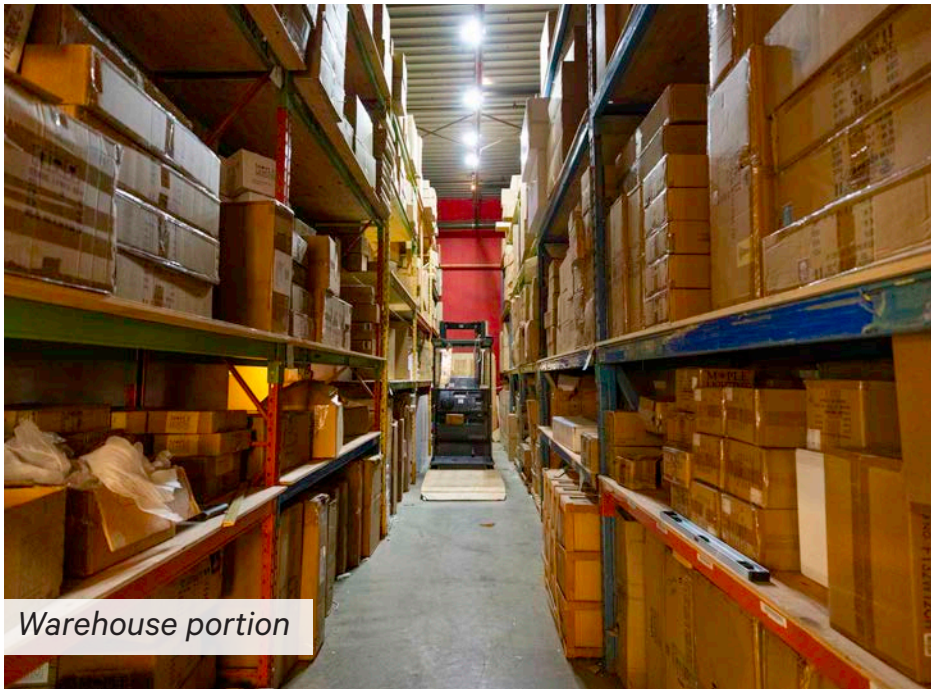
RICHMOND, BRITISH COLUMBIA

PRICE REDUCTION

8,034 SF CORNER RETAIL SHOWROOM & WAREHOUSE OPPORTUNITY WITH FRONTAGE ALONG BRIDGEPORT ROAD

CBRE | THE INDUSTRIAL SPECIALISTS

Retail portion



Warehouse portion

Opportunity

Two strata units totalling 8,034 SF, zoned for industrial retail use and well-suited for a range of business operations. The property offers ample parking, grade-level loading, and prominent frontage along the busy Bridgeport Road retail strip, delivering strong exposure and accessibility. Vacant possession allows for immediate occupancy, making this an ideal opportunity for both owner-users seeking a well-located asset in a high-demand location.

Property Details

ZONING	IR1 - Industrial Retail	
LOADING DOORS	1 grade	
CEILING HEIGHT	20'	
UNIT SIZE	Unit 1	5,355 SF
	Unit 2	2,679 SF
	Total	8,034 SF
PARKING	15 exclusive parking stalls + additional shared parking	
OCCUPANCY	Vacant possession	
SALE PRICE	~~$5,388,000~~ **$4,880,000**	

Features

- Excellent frontage along Bridgeport Road
- Multiple washroom locations on ground and second level
- Multiple access points and ability for multi-tenancy
- Lots of natural light
- Prominent signange on sign post

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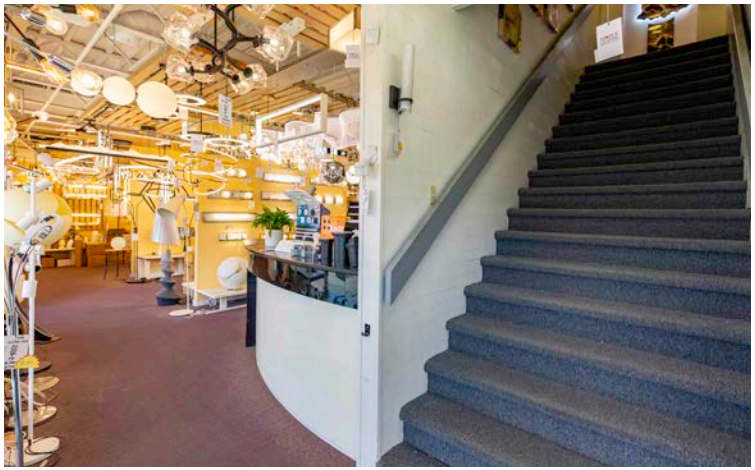

12331 Bridgeport Road is located in the heart of Richmond's highly desirable Bridgeport industrial corridor. Positioned on the north side of Bridgeport Road between No. 5 Road and Knight Street, the property benefits from exceptional connectivity and exposure along one of North Richmond's primary arterial routes. The location provides seamless access to major transportation infrastructure, including Highways 91 and 99, the Knight Street Bridge, and the Oak Street Bridge, offering efficient connections throughout Metro Vancouver.

Drive Times

27 MINUTES TO DELTAPORT

14 MINUTES TO RICHMOND CC

12 MINUTES TO YVR AIRPORT

30 MINUTES TO SURREY CC

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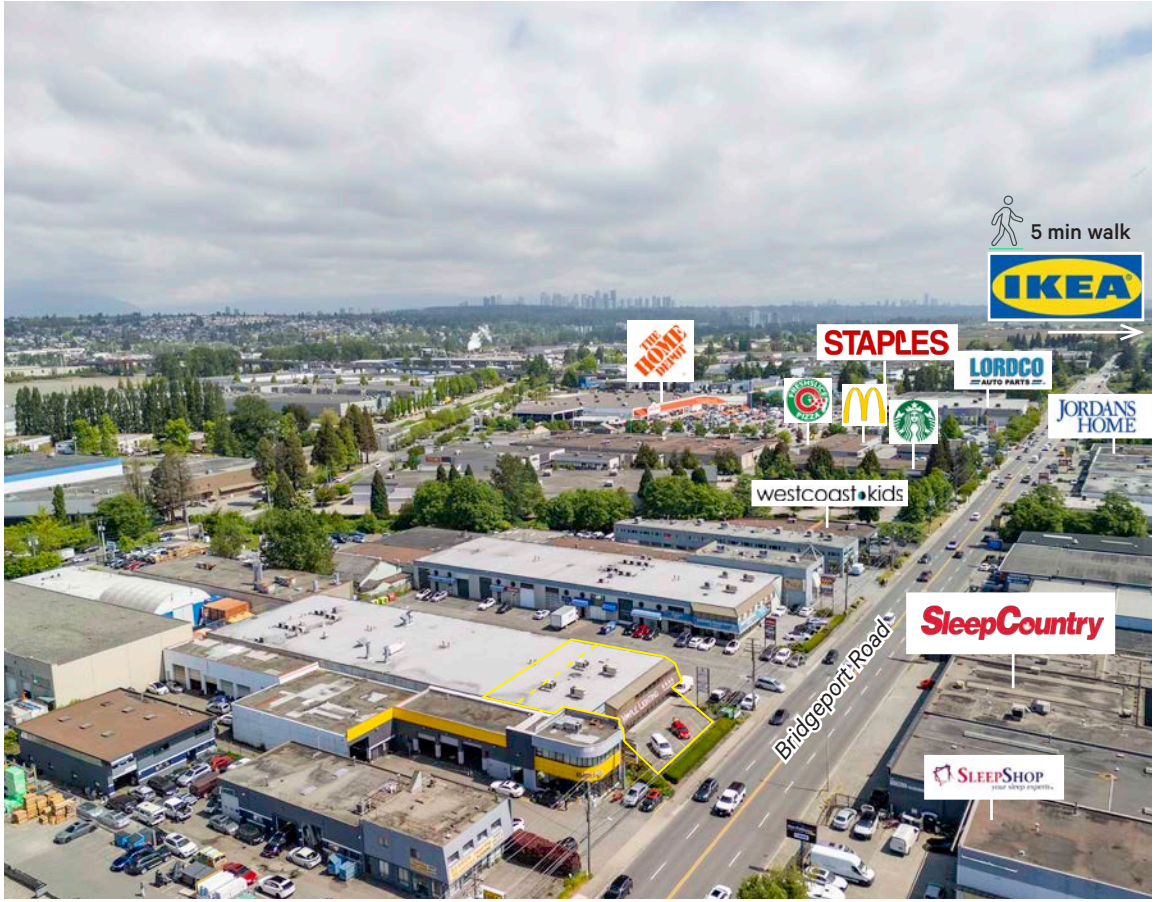

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