

# FOR SALE



## RICHMOND INDUSTRIAL INVESTMENT

12851 & 12871 BATHGATE WAY, RICHMOND, BC

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**CBRE**

# FOR SALE

## LOCATION OVERVIEW

Prime location on Bathgate Way, between Sweden Way and Jacombs Road, in North Richmond. Close proximity to the Vancouver International Airport, Deltaport, and major highways such as Highway 91 and Highway 99 allows for tenancies to conveniently service all areas of Metro Vancouver. Transit routes along Knight Street connect directly to downtown Vancouver, allowing for ease of access via all forms of transportation.

The surrounding area is comprised of numerous retailers, amenities, parks, and schools. Notable area retailers include IKEA, Mobler Furniture, Home Depot, Sleep Country, Leon's Furniture, Starbucks, and White Spot.

## PROPERTY OVERVIEW

Site Area*:	0.981 acres
Units:	20
Leasable Area*:	12851 - 11,000 sq. ft. 12871 - 11,300 sq. ft. Total - 22,300 sq. ft.
Ceiling Height*:	18' - 23'
Loading:	Each unit has one (1) grade door (total 20 grade doors)
Electrical:	200 amp, 600 volt, three phase main service to each building
Year Built*:	1978
Zoning:	Industrial Retail (IR1)

\*Approximate, to be confirmed and not relied on.



## EXECUTIVE SUMMARY

### MUNICIPAL ADDRESS

12851 & 12871 Bathgate Way, Richmond, BC

### LEGAL DESCRIPTION

LOT 133 SECTION 30 BLOCK 5 NORTH  
RANGE 5 WEST NEW WESTMINSTER  
DISTRICT PLAN 53358  
PID: 004-327-659

### SITE AREA

0.981 acres\*

### LEASABLE AREA

22,300 sq. ft.\*

### ZONING

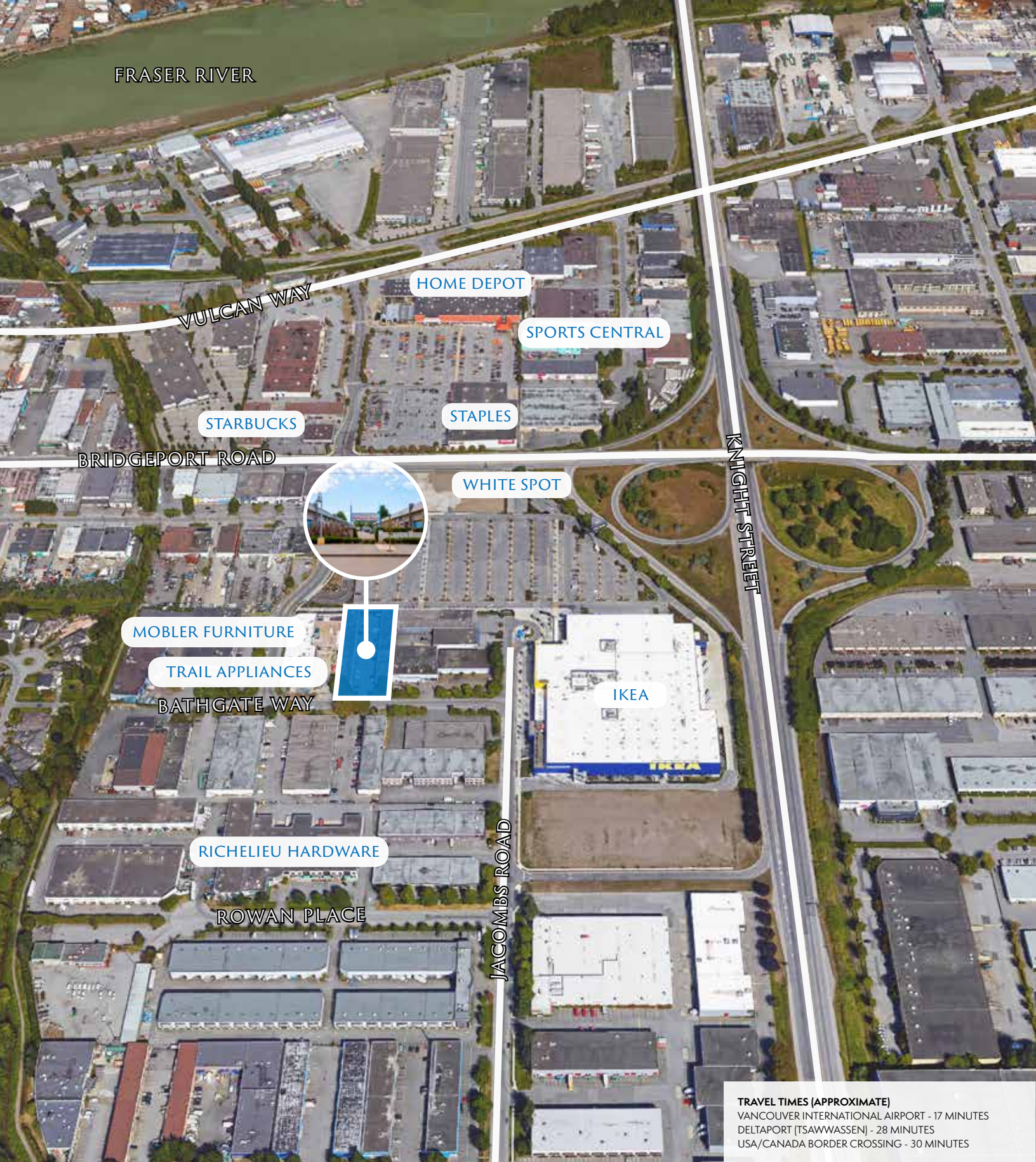
Industrial Retail (IR1)

### CAPITALIZATION RATE

2.84%

### ASKING PRICE

\$9,890,000



FRASER RIVER

VULCAN WAY

HOME DEPOT

SPORTS CENTRAL

STARBUCKS

STAPLES

BRIDGEPORT ROAD

WHITE SPOT

KNIGHT STREET



MOBLER FURNITURE

TRAIL APPLIANCES

BATHGATE WAY



IKEA

RICHELIEU HARDWARE

JACOBBS ROAD

ROWAN PLACE

**TRAVEL TIMES (APPROXIMATE)**  
VANCOUVER INTERNATIONAL AIRPORT - 17 MINUTES  
DELTAPORT (TSAWWASSEN) - 28 MINUTES  
USA/CANADA BORDER CROSSING - 30 MINUTES

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