

FOR SALE

STRATA OFFICE INDUSTRIAL BUILDING

**133 12520 HORSESHOE WAY
RICHMOND, BC**



PIETRO NARDONE

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Sutton



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**DIAMOND MASTER
MEDALLION CLUB
LIFETIME MEMBER**
2023
20 YEARS

FOR SALE

STRATA OFFICE INDUSTRIAL BUILDING

LEGAL DESCRIPTION

STRATA LOT 19 SECTION 12 BLOCK 3 NORTH
RANGE 6 WEST NEW WESTMINSTER
DISTRICT STRATA PLAN BCS1607
TOGETHER WITH AN INTEREST IN THE
COMMON PROPERTY IN PROPORTION TO THE
UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN
ON FORM V

P.I.D: 026-556-871

ZONING

IB1

(List of permitted uses are available upon request.)

COMMENTS

PERFECT Opportunity for Both OWNER USE or INVESTORS!
This Property has been Professionally Improved including
Structurally Engineered to Allow a Second Floor Office. It
Features 1,775 Square Feet, 2 Separate Offices, 2 Separate H/VAC
Systems, Alarm System, 4 PARKING Spots, No Heavy Duty Uses,
Original Owners, Option of Using a 8'X 9' Grade Loading Door, 3
Phase Power with 100 Amp and 240 Volts, Visitor Parking, 1
Handicap Washroom, Kitchenette and Security Gate for Off-
Hours Access. Well run Strata Industrial Park, GREAT Location,
EASY Access to Hwy 99 that Leads you in Every Direction. Call
TODAY for an Information Package or a PRIVATE Viewing.

SALIENT INFORMATION

PROPERTY TAXES (2024): \$ 4,477.44/Year

STRATA FEE: \$209.00

AGE: Built in 2005

TOTAL UNIT SIZE: 1,796 Square Feet

Office Main: 861 Square Feet

Office Above: 935 Square Feet

LIST PRICE \$899,000.00

FOR FURTHER INFORMATION, PLEASE CONTACT SALES REPRESENTATIVE

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