

FRASER · ELLIOTT  
COMMERCIAL

Freestanding Industrial  
Building on Bridgeport Rd.

For Sale

11600 Bridgeport Rd  
Richmond, BC





## SALIENT FACTS

### Address:

11600 Bridgeport Rd, Richmond, BC

### Legal:

STRATA LOT 1-1, BLOCK 5N, PLAN NWS1624, SECTION 25, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

### Gross Leasable Area:

20,000+ SF

### Landsize:

41,514 SF

### Year Built:

1981

### Stories:

2

### Units:

8

### Tenancy:

Multitple

### NOI:

Please Inquire

### Pricing:

Please Inquire

## DESCRIPTION

Outstanding opportunity to own an entire industrial strata complex located on the South side of Bridgeport Road and the corner of Olafsen Rd. All 8 contiguous strata lots are being sold together totalling over 20,000 sq.ft of GLA. The 8 units remain stratified allowing the future purchaser to sell individual units if desired. IR1 zoning. The complex includes various combined retail, showroom, warehouse and office type uses. All units feature front end storefronts with above box signage, open front showroom areas (various sizes), rear high ceiling warehouse area (various sizes) and second floor office area of approx 600 sq.ft. each. There is rear grade level loading in each unit, washroom, and various electrical supply. On site parking for over 24 cars, plus rear loading and parking off Voyageur Way.



FRASER · ELLIOTT  
COMMERCIAL





FRASER · ELLIOTT  
COMMERCIAL





Co-Listed by:

**Fraser Elliott PREC**  
The Firm Real Estate Services Ltd  
604.728.2845  
sales@fraserelliott.com

**Philip Cheung PREC**  
ABC Realty  
604.209.0968  
philipcheungis@gmail.com

**FRASER · ELLIOTT**  
COMMERCIAL