

\$1,688,000 - A306 4899 Vanguard Road, Richmond

MLS® #C8056302

\$1,688,000

0 Bedroom, 0.00 Bathroom, 3,017 sqft

Industrial on 0.07 Acres

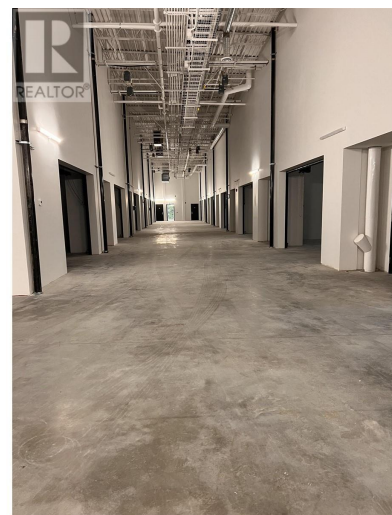
N/A, Richmond, British Columbia

KEY FEATURES:- 22'clear ceiling heights
PRIVATE 1 Grade/dock loading doors per unit
ESFR Sprinkler system included High efficiency LED lighting system 100 amp 600 volts, 3-Phase electrical service per unit
Rough-in plumbing for washrooms included
Modern architectural design offers strong corporate image Ample glazing allowing an abundance of natural light
Regards Electricity and plumbing including Each unit. Building has 2 commercial Service Elevators, 3rd elevator for 6 people Very Close to YVR international airport
ADDITIONAL GOLDEN POINT :- Each unit has 2 story (main floor and MEZZANINE)
CAN BE RENTED TO TWO SEPARATE TENANTS.
PARKING:- Total 12 parking between both units Plus visitor parking available
PUBLIC TRANSPORTATION: 405 Busline - No.5 Road & Cambie 410 Busline - 22nd Street Station & Queens Borough C96 Busline to E Cambie & Brighthouse Station
Canada Line Aberdeen Station via 410 Busline
** This unit is on 2nd floor of this 2 story building and has 2 big commercial elevators (id:6289)

Built in 2023

Essential Information

Listing #	C8056302
Price	\$1,688,000
Bathrooms	0.00



Square Footage	3,017
Acres	0.07
Year Built	2023
Type	Industrial

Community Information

Address	A306 4899 Vanguard Road
Subdivision	N/A
City	Richmond
Province	British Columbia
Postal Code	V6X2P8

Amenities

Utilities	Electricity, Sewer
Features	Dock height loading, Passenger elevator

Listing Details

Listing Office	Royal Pacific Realty Corp.
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