

FOR SALE

1700 SAVAGE ROAD

RICHMOND, BC



32,714 SF LOT
19,825 SF WAREHOUSE
IL LIGHT INDUSTRIAL



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OPPORTUNITY

- Opportunity to acquire a well-maintained asset in a stable industrial market
- Ability to secure a position in emerging hub for recreational uses capable of paying substantial premiums on industrial space

PROPERTY HIGHLIGHTS

- Tenant - Morgan Industrial Supply Ltd.
- Current net rental rate \$11.25 psf/pa
- Lease expiry date June 30, 2023
- No option to renew
- Corner lot with easy access to River Road and the Knight Street Bridge
- The building benefits from dual dock and grade doors with superb accessibility and truck maneuvering
- Strong covenant tenancy in place
- Situated in an established industrial node of the Richmond market

ZONING & LAND USE ABSTRACT

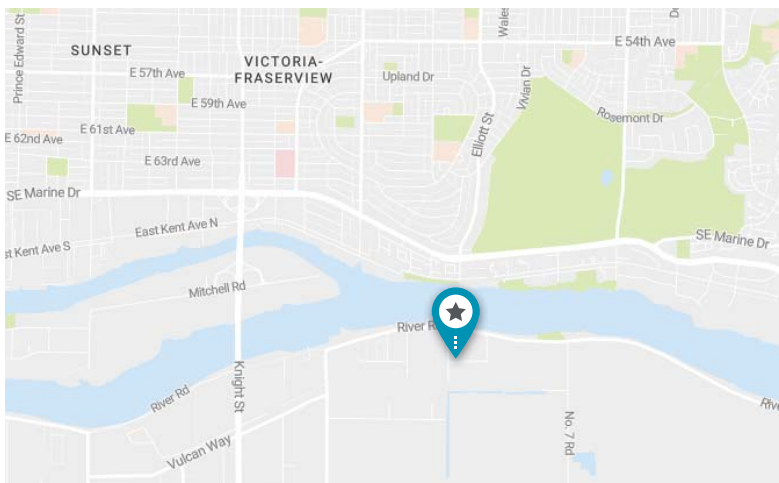
- The Property is situated within the IL Light Industrial zone permitting general industrial uses.
- Permitted uses include, but are not limited to animal care, storage, commercial parking & storage, fleet service, manufacturing, and vehicle repair.
- The maximum floor space ratio shall not exceed 1.0 in the Bridgeport Industrial area.
- Located within the Bridgeport - Industrial Local Area Plan, the Property conforms to the objectives of the plan to protect the area for industrial use and to encourage the continued development of diverse employment opportunities.

SALIENT DETAILS

Civic Address	1700 Savage Road, Richmond
Legal Description	Lot 3 Section 15 Block 5 North Range 5 West New Westminster District Plan LMP47666
PID	024-873-063
Building Size	19,825 Sq.Ft.
Loading Doors	2 Dock & 2 Grade
Ceiling Height	24.5' Clear
Electrical	600 Amp & 347/600 Volt
Parking	18 Grade Level Stalls
Land Area	32,714 Sq.Ft.
Site Coverage	61%
Zoning	IL Light Industrial
Gross Taxes (2020)	\$39,280.21

Asking Price

Please contact listing brokers



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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