



FOR SALE

11571 MITCHELL ROAD

RICHMOND, BC

VACANT DELIVERY

2.52 ACRES OF GENERAL/HEAVY INDUSTRIAL LAND
LOCATED ON MITCHELL ISLAND



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11571 MITCHELL ROAD

RICHMOND, BC

OPPORTUNITY

Cushman & Wakefield ULC is pleased to present to the marketplace the opportunity to purchase general/heavy industrial land located on Mitchell Island.

LOCATION

11571 Mitchell Road (collectively the "Property") is located on Mitchell Island in North Richmond. Mitchell Island has the advantage of being minutes away from downtown Vancouver, Richmond and Burnaby. Businesses choose to locate to this area to benefit from its close proximity to a large labour pool, flexible zoning, along with quick and easy access to both Highway 91 and 99. This location also provides ease of access to Vancouver International Airport, the Port of Vancouver, and DCT Deltaport.

ALL TOURS MUST BE CONFIRMED 24 HOURS IN ADVANCE

SITE AREA

2.52 acres (109,771 sf)

CURRENT IMPROVEMENTS

6,000 SF pre – engineered building

ZONING

I (Industrial) permitting a wide range of both general and heavy industrial uses, including manufacturing, warehousing, wholesaling, assembly and distribution. Mini storage is permitted on the site.

PROPERTY TAXES

\$67,212.61 (2019)

NOI

\$260,196 per annum.

ASKING PRICE

Please contact listing agents



TENANCY

- AGF Access Rocky Mountains
Lease Expiry May 31, 2021 (1.07 acres)
No option to renew
Can vacate with 60 – 90 days' notice
- Hayer Group Recycling Ltd
Lease Expiry May 31, 2021 (1.31 acres)

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*Sean Ungemach is licensed with SBU Realty Advisors Ltd. and has a contractual relationship with Cushman & Wakefield ULC
E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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