

FOR SALE

3351 SWEDEN WAY • RICHMOND, BC



UNIQUE OPPORTUNITY TO ACQUIRE A PROMINENT RETAIL/WAREHOUSE OR BIG BOX RETAIL BUILDING IN THE PREEMINENT HOME IMPROVEMENT HUB OF METRO VANCOUVER

37,471 SQ. FT. BUILDING ON 1.36 ACRE SITE



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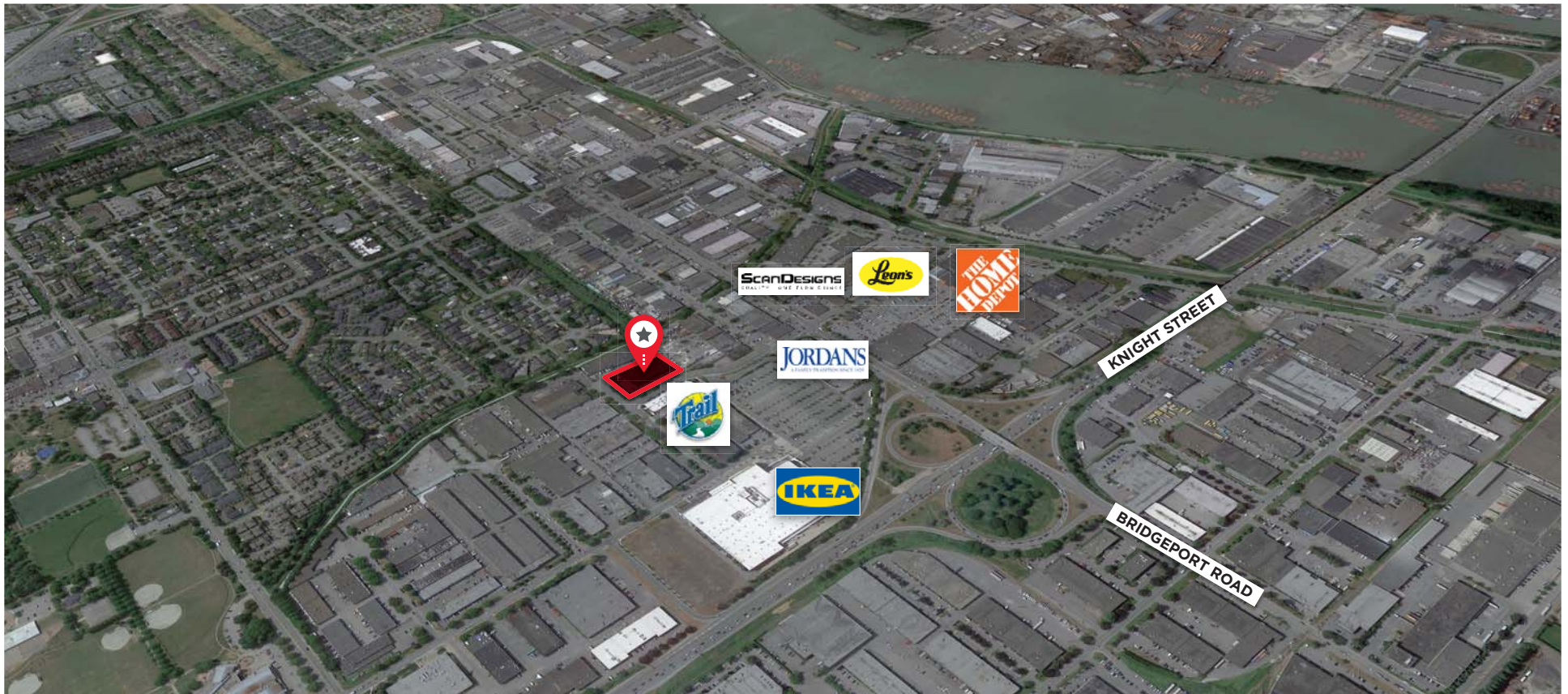
THE OFFERING

Cushman & Wakefield ULC (“C&W”) is pleased to present an opportunity to acquire a 37,417 sq. ft. two-storey open plan retail/showroom with adjacent warehouse area located in the most prolific home improvement hub in Metro Vancouver.

The Property has excellent access off Knight Street and Bridgeport Road, proximity to a significant population base and “high net worth” demographic. Significant on-site parking and high exposure retail frontage make this an ideal opportunity for a quasi-retail/industrial user who will benefit from the efficiency of operations, staffing and transportation savings of a high-ceiling warehouse space connected to a retail showroom all in one central location.

SALIENT DETAILS

ADDRESS	3351 Sweden Way, Richmond BC
PID	004-919-220
SITE AREA	1.36 Acre (59,241 sq. ft.)
EXISTING IMPROVEMENTS	37,471 sq. ft. Freestanding Building
YEAR BUILT	1984
ZONING	IR1 Industrial Retail
GROSS TAXES (2020)	\$113,449.77



INVESTMENT HIGHLIGHTS

- Prominent retail location in Metro Vancouver's home improvement hub
- Exceptional traffic exposure adjacent to Ikea and Trail Appliances
- Extensive improved showroom areas on two levels
- Adjacent fully-racked warehouse with dock & van height loading
- Significant showroom frontage and natural light
- Extensive on-site parking (76 stalls)
- Easy access off Bridgeport Road near Knight Street Bridge
- Exceptional income demographics in neighbouring residential areas
- Flexible retail/big box industrial zoning

BUILDING FEATURES

SHOWROOM FEATURES:

- Elevator to mezzanine
- Glass atrium entry area
- Vinyl plank flooring
- T-bar ceiling - 12' clear height
- Fully air-conditioned
- Skylights at mezzanine level
- ±1,200 sf sales office area including sales counter, three (3) private offices, lunchroom, men's and women's washrooms
- Fluorescent lighting

WAREHOUSE FEATURES:

- 24' clear ceiling height
- Two (2) dock loading bays; one (1) van height loading bay
- Dock levelers
- Covered loading area
- Fluorescent lighting
- Forced air natural gas heating
- Shipping office
- Lunchroom
- Two (2) washrooms
- Fully racked

SALE PRICE

Contact Listing Agents

ZONING

The Property is zoned IR1 Industrial Retail which provides for a range of general industrial uses, stand-alone offices and various retail uses.

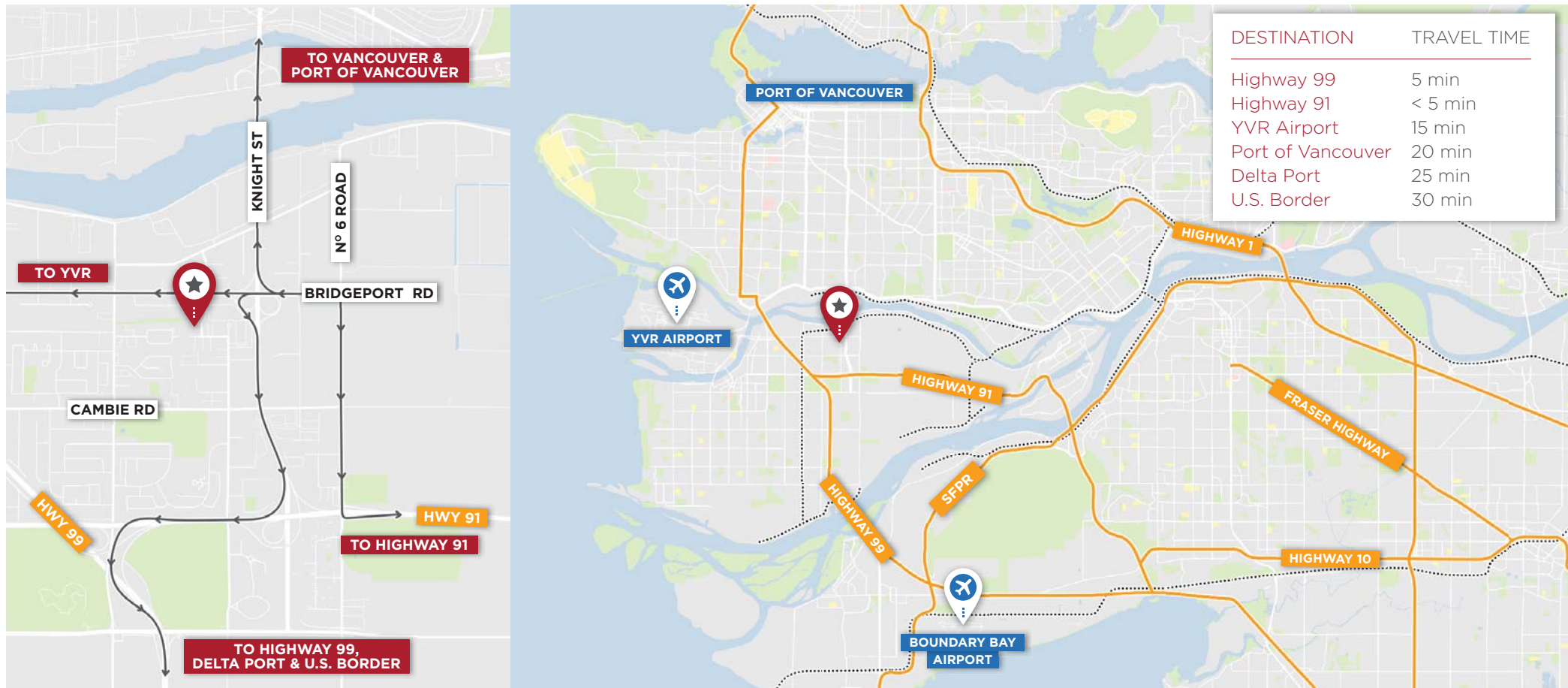
PERMITTED USES INCLUDE, BUT ARE NOT LIMITED TO:

- | | | |
|------------------------------|-------------------------------|---------------------|
| • Auction | • General Industrial | • Restaurant |
| • Child Care | • Manufacturing | • Retail Or Service |
| • Contractor Service | • Office | • Storage |
| • Education | • Recreation, Indoor | • Utility |
| • Government Service | • Recycling Depot Or Drop-Off | • Vehicle Repair |
| • Greenhouse & Plant Nursery | | • Warehouse Sales |



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