



For Sale

Cambridge Industrial Centre

Unit 348 - 13988 Cambie Road
Richmond, BC

- 2,039 SF Ground Floor and 1,001 SF Second Floor
- 22' clear ceiling height
- One (1) grade loading door
- Zoning: IB1 (Industrial Business Park) provides for a wide range of general industrial uses



Total Area
3,040 square feet



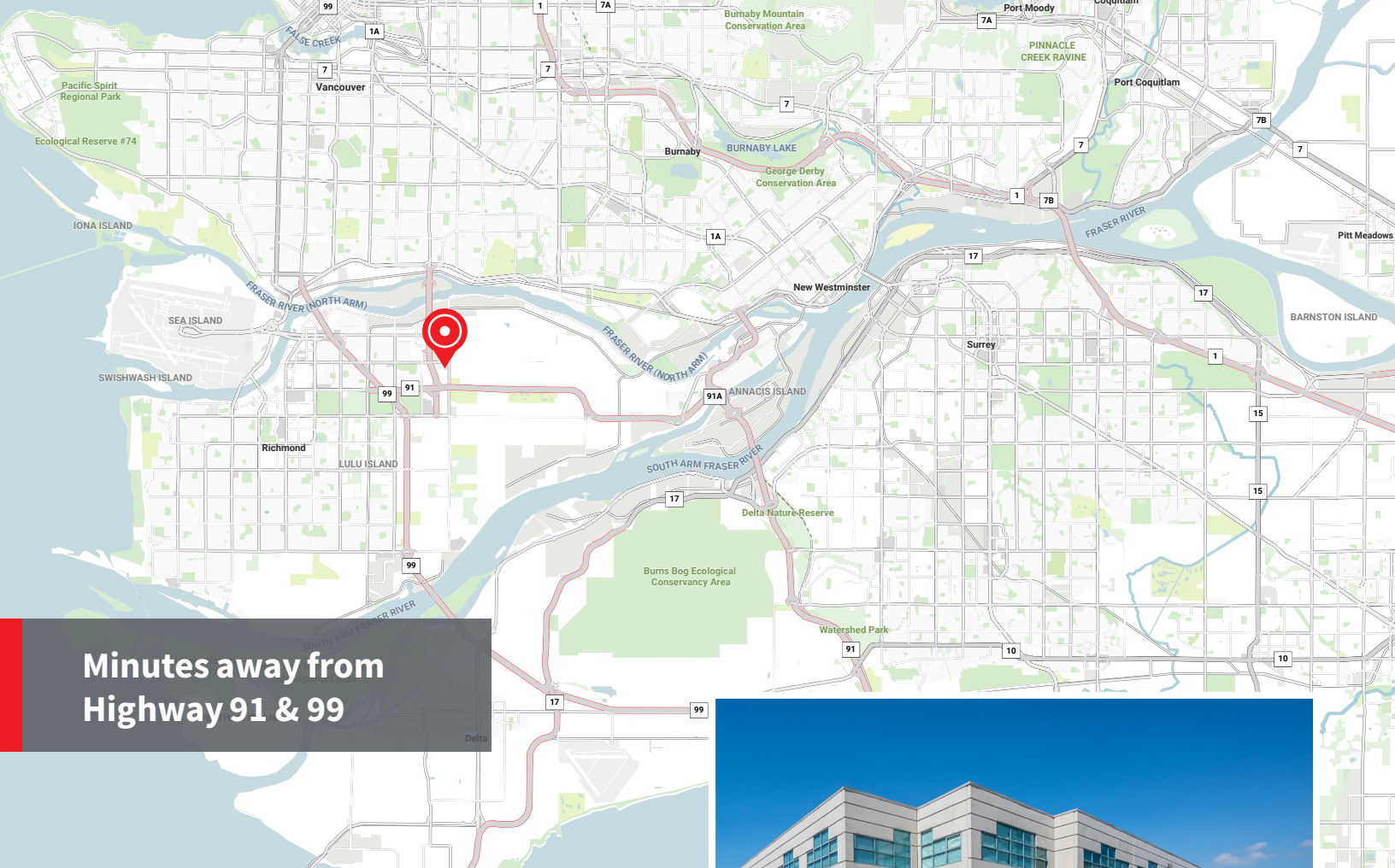
Sale Price
\$1,976,000



Strata Fees
\$381.08 per month



Property Taxes
\$11,252.22 (2021)



**Minutes away from
Highway 91 & 99**

Opportunity

Opportunity to purchase 3,040 SF of vacant warehouse and office space in the sought after Cambridge Industrial Centre. The Property is centrally located on the corner of Cambie Road & No. 6 Road in North Richmond providing convenient access to all of Greater Vancouver via Knight Street North, Highway 91 East, Highway 99 South as well as Bridgeport Road West.



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