

Active
C8078781

125 12128 HORSESHOE WAY

**Gilmore
Richmond
V7A 0B5**

For Sale
Industrial

For Sale Price: **\$1,450,000**

Additional Property Types:
Industrial

Listing Map: 

Leased/Sold Date:

Leased/Sold Price: /



Zoning: **IB1** Gross Prop **\$11,914.60** Tax Yr: **2025** Sale Type: **Asset**

P.I.D.#: **032-131-623** Building/Complex Name:

Must See! Approx. 2,555 SqFt industrial unit with grade loading door available in Richmond Gilmore area. Located on Horseshoe Way with easy access to Vancouver, Delta, and the USA via Hwy 99. Features approx. 1,692 SqFt warehouse space with 23' ceilings, plus 863 SqFt air-conditioned office space with separate entrance. Includes 2 parking stalls. IB-1 zoning allows for a wide range of industrial and business uses. Build in year 2024, brand new unit and vacant possession. A rare opportunity for owner users seeking a small industrial property in a highly convenient location. Don't miss out, call now!

MEASUREMENTS:

Subj. Space Sq.Ft:	2,555	Space Avail for Lse:	
Subj. Space Width		Whse/Indust.Sq.Ft:	1,692
Subj. Space Depth:		Office Area Sq. Ft:	863
Land Size Sq. Ft.	0.00	Retail Area Sq. Ft:	
Land Size Acres:	0.00	Mezzanine Sq. Ft:	
Acres Freehold:		Other Area Sq. Ft:	
Acres Leasehold:		Main Resid. Sq.Ft:	
Subj Prop Width ft.:		Min. Divisible	
Subj Prop Depth		Max. Contig. Space:	

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month: **\$526.68**

Seller's Int.: **Registered Owner**
Int. In Land: **Strata**
First Nat.Res:
Occupancy: **Vacant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per
Basic Rent per Annum:

Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:	# of Docks
# of Storeys:	# of Grade Doors: 1
# of Elevators:	# of Loading Doors:
# Parking Spaces:	Clear Ceiling Ht (ft): 23.00
Year Built: 2024	Class of Space:
Building Type: Warehouse	

Construction Type: **Mixed**

Potential to Redevelop? Comments:

Environ. Assess.Done? **No** Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:

APOD Cap Rate

BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):
Confidentiality Req'd:

Major Use Description:

LISTING FIRM(S):

RE/MAX City Realty
2. RE/MAX City Realty

PRESENTED BY:

Christopher Leung - CONTC: 778-951-1515
RE/MAX City Realty
chrisleungrealty@hotmail.com

Virtual Tour: **VirtualTourLink**



The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® (the Boards) and is from sources believed reliable but should not be relied upon

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125 12128 HORSESHOE WAY

**Gilmore
Richmond
V7A 0B5**

**For Lease
Industrial**

Additional Property Types:
Industrial

Listing Map: 

For Sale Price: **\$0**
Leased/Sold Date:
Leased/Sold Price: /



Zoning: **IB1** Gross Prop **\$11,914.60** Tax Yr: **2025** Sale Type: **Asset**
P.I.D.#: **800-186-420** Building/Complex Name:

Must See! Approx. 2,555 SqFt industrial unit with grade loading door available in Richmond Gilmore area. Located on Horseshoe Way with easy access to Vancouver, Delta, and the USA via Hwy 99. Features approx. 1,692 SqFt warehouse space with 23' ceilings, plus 863 SqFt air-conditioned office space with separate entrance. Includes 2 parking stalls. IB-1 zoning allows for a wide range of industrial and business uses. Build in year 2024, brand new unit and vacant possession. A rare opportunity for owner users seeking a small industrial property in a highly convenient location. Don't miss out, call now!

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Subj. Space Depth:	Office Area Sq. Ft:	863
Land Size Sq. Ft.	Retail Area Sq. Ft:	
Land Size Acres:	Mezzanine Sq. Ft:	
Acres Freehold:	Other Area Sq. Ft:	
Acres Leasehold:	Main Resid. Sq.Ft:	
Subj Prop Width ft.:	Min. Divisible	
Subj Prop Depth	Max. Contig. Space:	

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?: **No**
Strata Fees/Month: **\$526.67**

Seller's Int.: **Registered Owner**
Int. In Land: **Strata**
First Nat.Res:
Occupancy: **Vacant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF: **\$17.00**
Est. Additional Rent / SF: **\$8.90**
Basic Rent per Month: **\$3,619.58**
Est. Add. Rent per **\$1,905.00**
Basic Rent per Annum: **\$43,435.00**

Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:	# of Docks
# of Storeys:	# of Grade Doors: 1
# of Elevators:	# of Loading Doors:
# Parking Spaces:	Clear Ceiling Ht (ft): 23.00
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Building Type: Warehouse	

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of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:

APOD Cap Rate

BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):
Confidentiality Req'd:

Major Use Description:

LISTING FIRM(S):

RE/MAX City Realty
2. RE/MAX City Realty

PRESENTED BY:

Christopher Leung - CONTC: 778-951-1515
RE/MAX City Realty
chrisleungrealty@hotmail.com

Virtual Tour: **VirtualTourLink**



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