FOR SALE

10.67 Acre Industrial Development Site

23660 Westminster Highway
Richmond, B.C.

For more information please contact:

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LOCATION:
Located on the south shore of the Fraser River, on the north side of Westminster Highway, just west of Boundary Road, in the Hamilton area of the City of Richmond, B.C.

This central location provides good access to Highway 91, a major east-west artery, which leads west to Richmond City Centre, YVR Airport, Vancouver (via Knight Street and Oak Street Bridges) and Delta Port/Tsawwassen Ferry Terminal (via Hwy 99 & Hwy 17). To the east, Highway 91 leads to New Westminster and Burnaby via the Queensborough Bridge and connects to the Fraser Valley via Pattullo and Alex Fraser Bridges, as well as the U.S. border via Highway 99 South.

SITE AREA:
10.672 acres (464,877 sq.ft.)

FRONTAGES:
322.26 feet along Westminster Highway
808.56 feet along the City of Richmond Dyke

CURRENT USE:
The site is currently used as open storage for heavy steel rods. There are no improvements on the subject property.

CURRENT ZONING:
I2 – Light Industrial District
I1 – Industrial District
R1/F – Single Family Housing District

LEGAL DESCRIPTION:
C SEC BLK5N RG4W PL 571 Section 25,26, Except Plan REF 49341, 55374 BYLAW 49866, ANNACIS ISLAND CROSSING SRW 73193. PID: 000-995-142

CLEAR TITLE:
100% Freehold. The property is to be sold free and clear of all financial encumbrances.

PRICE:
Please contact listing agents for further details.

INVESTMENT HIGHLIGHTS:
- Central location within Metro Vancouver
- Close to Burnaby, New Westminster, Delta and Surrey
- Easy access to major arterial routes
- Potential to acquire adjacent lands increasing site to approximately 19 acres
- Excellent exposure along Westminster Highway
- Over 800 feet of frontage along Fraser River
- Close to new retail Wal-Mart outlet and new casino facility
- Proximity to the well established Fraserwood Industrial Area

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