

INVESTMENT OR OWNER-USER OPPORTUNITY



FOR SALE

**2600 Viking Way
Richmond BC**

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COMMERCIAL

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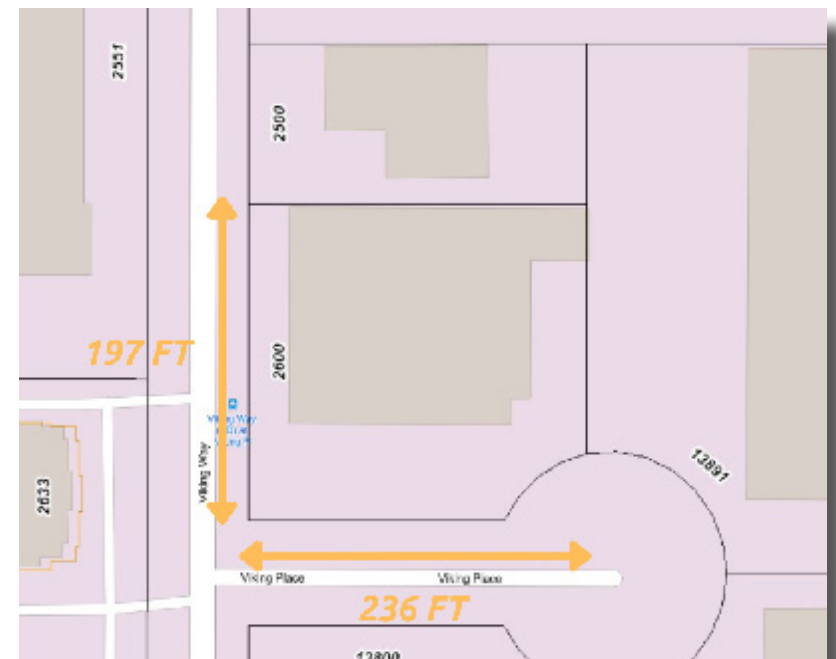
FREESTANDING INDUSTRIAL WAREHOUSE WITH GRADE AND DOCK LOADING

SALIENT FACTS

Civic Address:	2600 Viking Way, Richmond BC V6V 1N2
Legal Description:	PID: 003-490-742, LOT 19 EXCEPT PART SUBDIVIDED BY PLAN 74324, SECTION 20 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 35514
Current Zoning:	IL (Light Industrial)
Location:	Situated on the corner of Viking Way and Viking Place between Vulcan Way and Bridgeport Road and just east of the Knight Street bridge. Entrance is conveniently located within a 300-meter distance from the Knight Street bridge.
Year Built	1984
Frontage (approx.):	236 FT along Viking Place 197 FT along Viking Way
Building Area:	Warehouse: 14,173 SF Office/Retail: 6,510 SF Total: 20,683 SF
Official Community Plan:	Bridgeport Industrial
Lot Area (approx.):	0.961 acres
Permitted Density:	1.00 FAR
Permitted Lot Coverage:	75%
Potential Buildable Density (approx. SF)	31,395.87 SF
Parking:	23 Surface Stalls
Property Taxes (2022):	\$65,872.73
Leaseback:	Contact Listing Agents
Listing Price:	\$13,000,000 \$11,980,000 \$10,998,000

INVESTMENT HIGHLIGHTS

- Meticulously improved and maintained by an owner-user
- Clean Phase 1 – Environmental Report (2021)
- Owner-occupied with flexible leaseback terms, perfect for both owner-users or investors
- Centrally located and within close proximity to Bridgeport Road, Highway 99, Highway 91, and Knight Street



BUILDING FEATURES

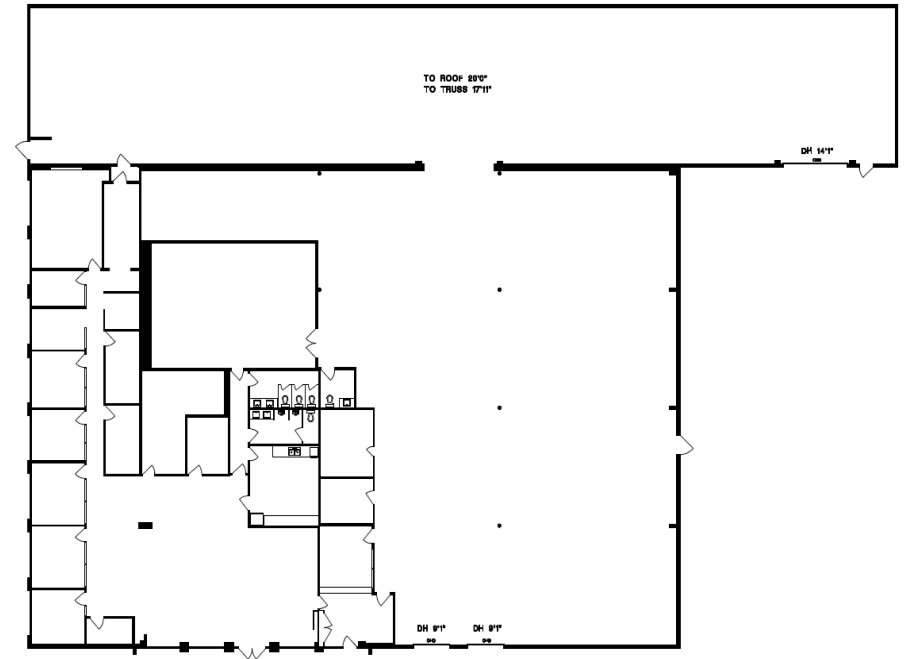
- Loading: 2 Dock + 1 Grade
- Ceiling Heights: Up to 17' clear
- Fenced yard
- Extensively renovated office/retail premises

OPPORTUNITY

2600 Viking Way, Richmond, BC presents a compelling opportunity for both owner-users and investors in search of a freehold industrial property. With its strategic location near Vancouver International Airport (YVR) and the Port of Vancouver, it offers excellent connectivity for logistics and distribution. The property's versatility, dock and grade loading, fenced yard area, and sizeable warehouse and office/retail areas, allows for customization to meet specific needs of owner-users or tenants. For investors, the property holds long-term growth potential in Richmond's thriving industrial market, which has seen dramatic rental rate growth due to its near zero vacancy rate. Richmond's strong infrastructure, market demand, and potential for steadily increasing rental income make it an attractive acquisition opportunity for investors looking for a rarely available industrial asset to add to their portfolio. Overall, 2600 Viking Way, Richmond, BC is the ideal choice for either owner-users or investors seeking a strategic industrial property in Richmond.



FLOOR PLAN



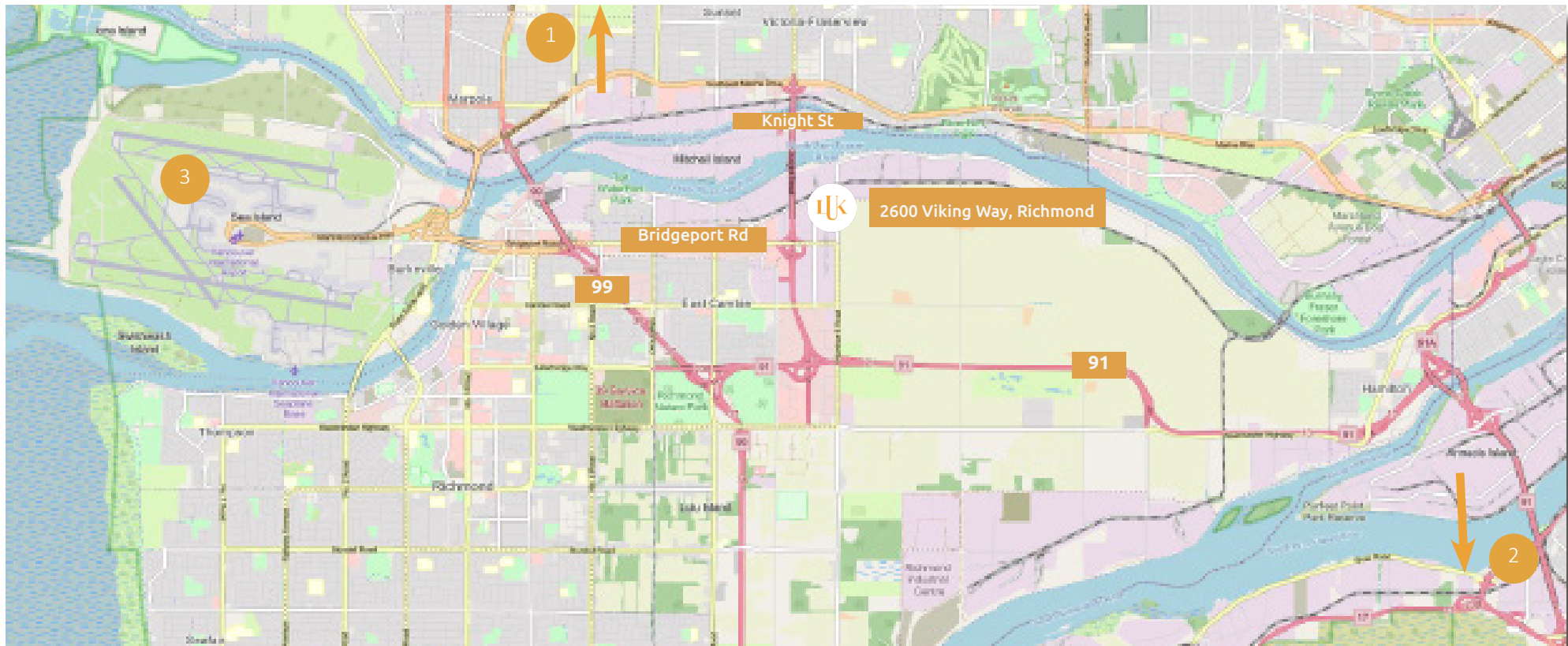
LOCATION OVERVIEW

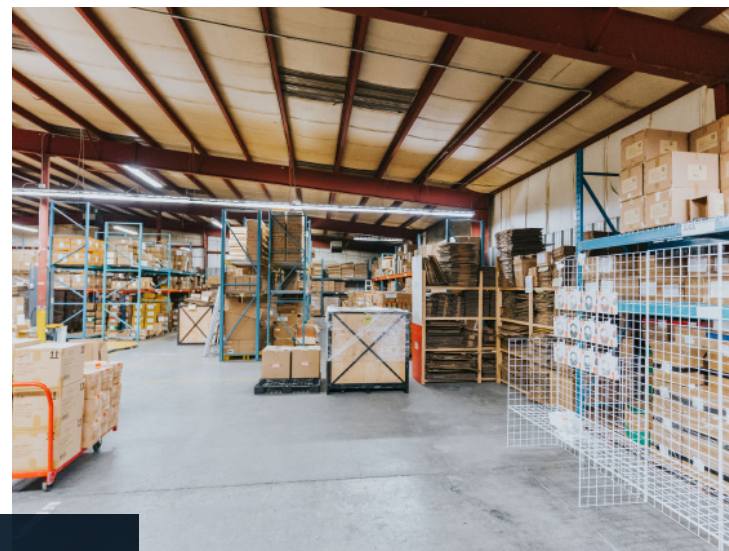
Richmond's industrial real estate market is a strategic and thriving hub for businesses and investors. Centrally located, 2600 Viking Way offers excellent proximity to key transportation hubs throughout Metro Vancouver. Convenient access to Bridgeport Road, Highway 99, and Knight Street, makes for a short 10-minute drive to Vancouver International Airport (YVR) and a 20-minute drive to Port of Vancouver, Canada's largest and North America's fourth largest port by tonnes of cargo. This proximity to both YVR and the Port of Vancouver enhances Richmond's appeal for businesses in need of efficient transportation connections. With diverse industries, well-developed industrial parks, and its strategic location, Richmond presents an attractive opportunity for businesses and investors seeking ownership in Metro Vancouver's scarce industrial market.

KEY LOGISTIC DESTINATIONS

1. Vancouver Centerm Port - 25 minutes drive time
2. US/Canada border - 40 minutes drive time
3. Vancouver International Airport - 10 minutes drive time

Close proximity to **Bridgeport Road, Highway 99, Highway 91,** and **Knight Street.**





Bridgeport Industrial Area



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