



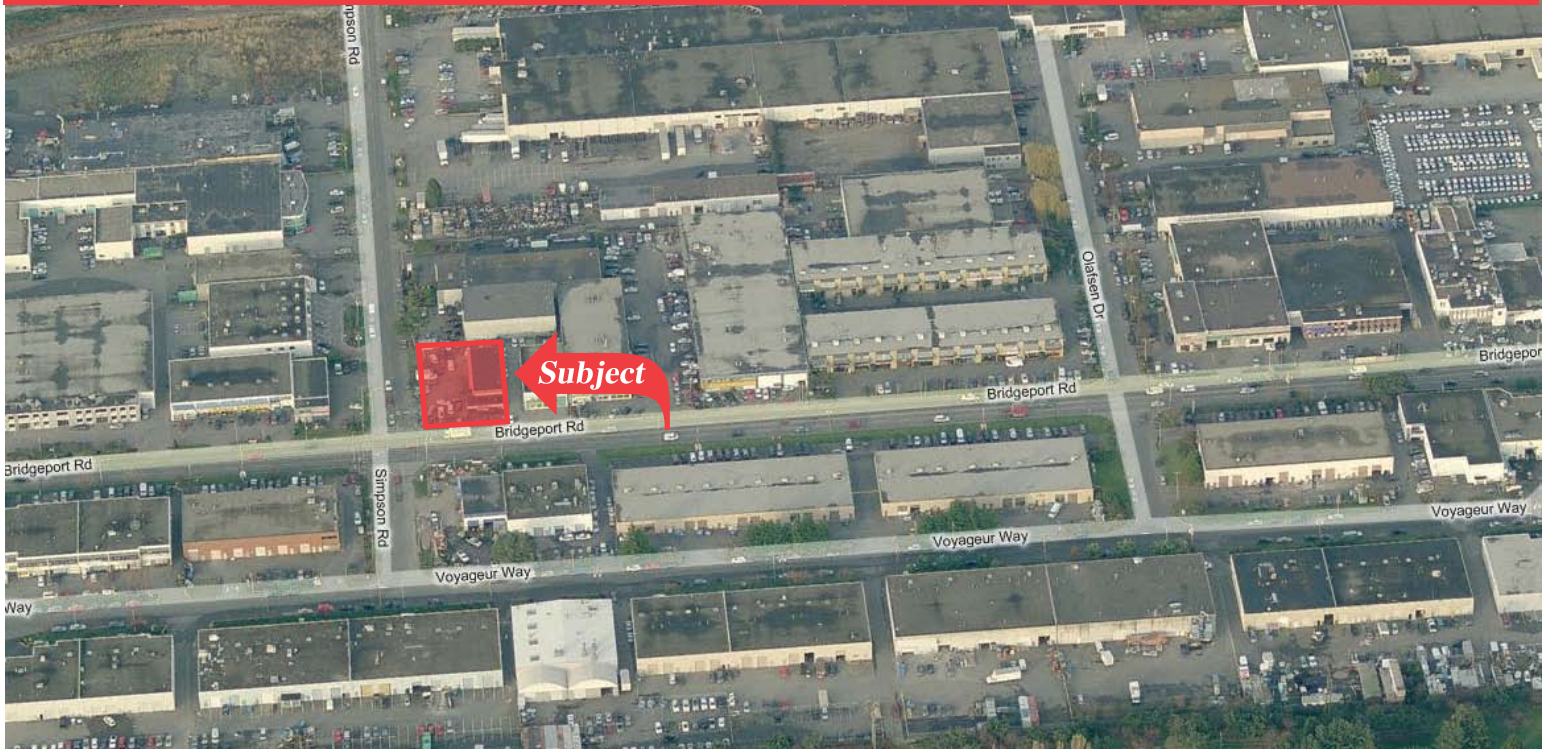
11291 Bridgeport Road, Richmond, BC



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Location:

The subject property is located on the northeast corner of Bridgeport Road and Simpson Road which is a high profile intersection on Bridgeport Road with a lighted intersection for easy access and egress. The building has great exposure to Bridgeport Road with February 2006 traffic counts measured at **29,000+ vehicles per month** at this intersection. The subject property is quickly accessible from Vancouver via the Knight Street Bridge or the Oak Street Bridge. There is now a left hand turn arrow for eastbound Bridgeport Road traffic wishing to turn left onto Simpson Road.

Special Features:

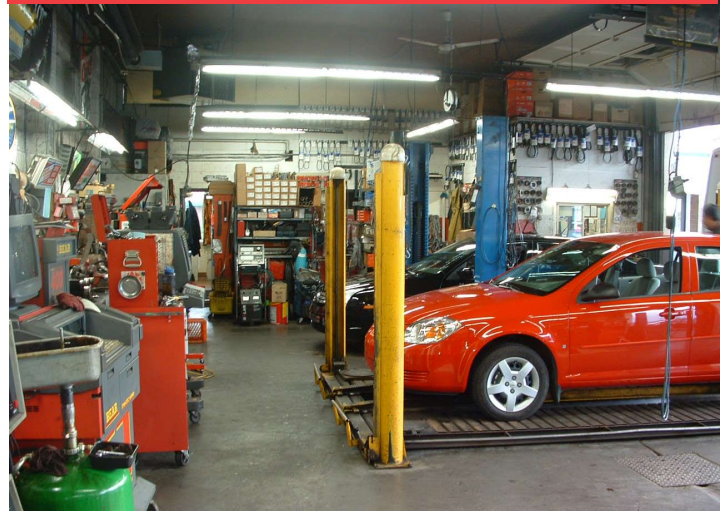
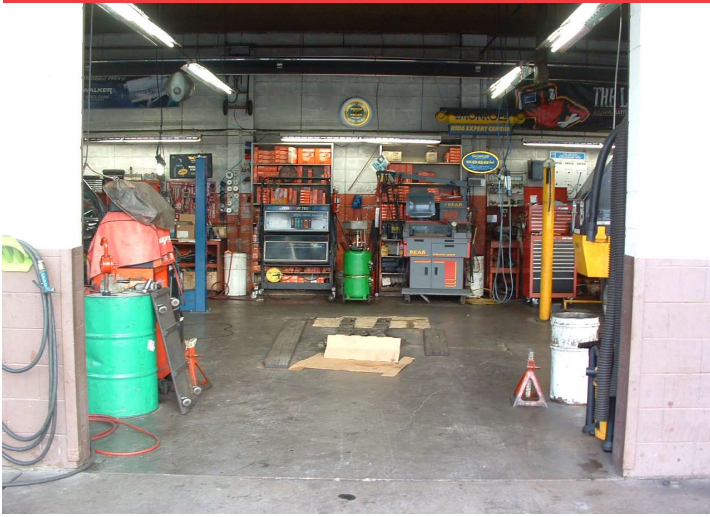
The vendor currently operates the automotive repair centre known as Standard Automotive Ltd. and is prepared to provide vacant possession of the entire property. Alternatively, a buyer could lease the front office module and a portion of the land to the existing tenant, Ron Hudson Auto Sales Ltd. Automotive Ltd. Importantly, the property could be utilized as an automotive dealership as it is currently licensed by the City of Richmond for this type of use which is a legal/non-conforming use.

Legal Description:

Lot 2 Except Parcel "C" (By-Law Plan NWP 88227) Section 24 Block 5 North Range 6 West New Westminster District Plan 12681 PID 003-432-530

Building Features:

- 5 bay automotive repair facility
- Constructed approximately 32 years ago
- Various automotive repair equipment
- Site coverage is only 21%
- Radiant heating in the shop
- Gas-fired unit heaters in the shop
- Energy efficient fluorescent lighting system
- Five 10' x 10' loading doors
- Open office area
- Lunchroom
- Two washrooms
- One Bishamon 2 post 6,500 lb capacity hoist
- One Rotary 4 post 12,000 lb capacity hoist
- In ground hoist center post
- Roof replacement required in the near term



Zoning:

I-4 Limited Industrial District (permits specified limited retail uses). The property permits automotive retail sales on a legal/non-conforming basis.

Site Size:

0.297 acres or 12,938 square feet

Building Size (Approximately):

Warehouse:	2,160 square feet
Office:	577 square feet
Total:	2,737 square feet

Property Taxes (2009):

\$15,523.16

Basic Rent:

\$3.500 per month

Sale Price:

~~\$1,800,000~~ ~~\$1,488,000~~ \$1,288,000

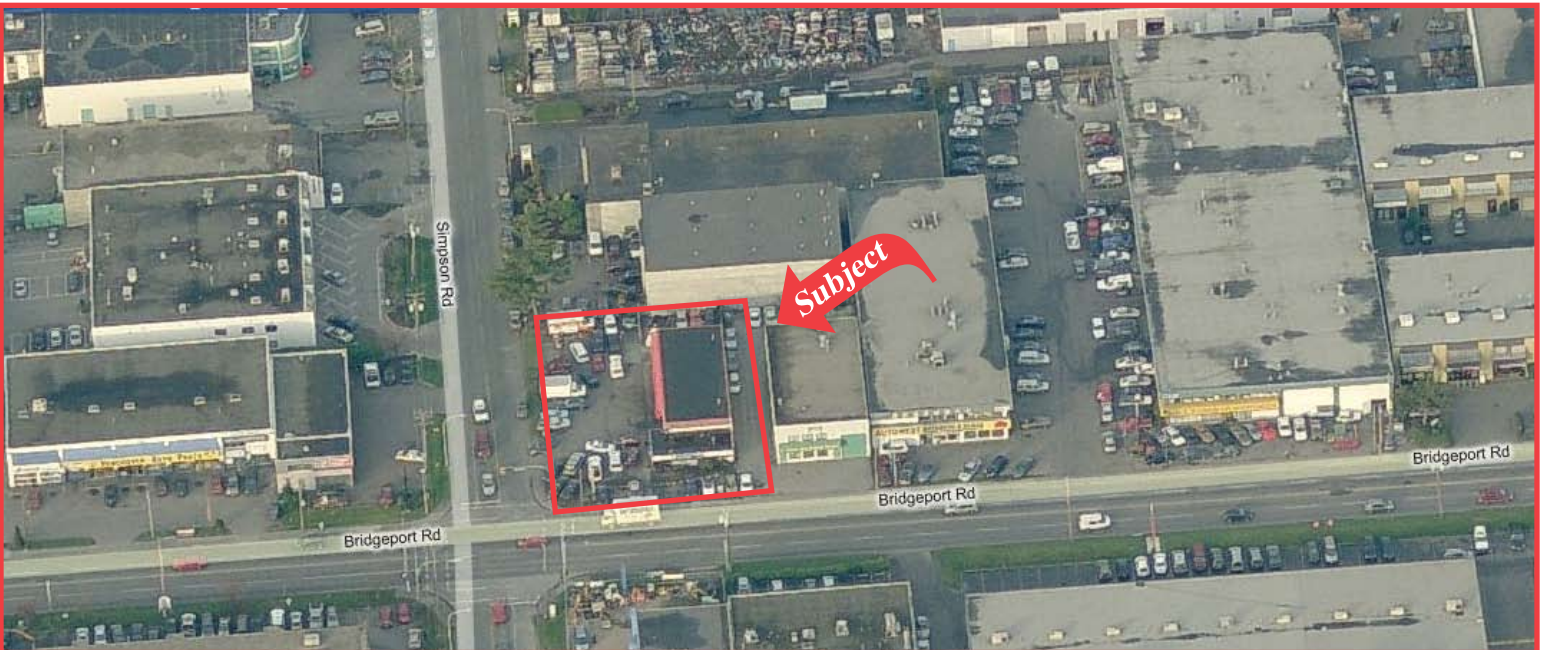
Additional Rent:

To be determined

Availability:

Stage II PSI required for financing purposes





For More Information Please Contact:

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