

Active
C8066679

240 12560 BRIDGEPORT ROAD

East Cambie
Richmond
V6V 2N5

For Sale
Office

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

Additional Property Types:
Office

Listing Map: 

Leased/Sold Date:

Leased/Sold Price: /



Zoning: **IR1** Gross Prop T... **\$3,174.94** Tax Yr: **2024** Sale Type: **Asset**
P.I.D.#: **017-500-541** Building/Complex Name:

This prime property is located on the south side of Bridgeport Road, between No. 5 Road and Sweden Way in North Richmond, offering excellent exposure and easy access to major highways. It is within walking distance of Starbucks, McDonald's, Staples, Home Depot, and other amenities. Units #240 and #250 are currently connected but can be purchased together or separately. Both units enjoy high visibility along Bridgeport Road, making them ideal for various business uses. For more information or to schedule a viewing, please contact the listing agent.

MEASUREMENTS:

Subj. Space Sq.Ft:	0	Space Avail for Lse:	
Subj. Space Width		Whse/Indust.Sq.Ft:	
Subj. Space Depth:		Office Area Sq. Ft:	958
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.:	0.00	Min. Divisible Spa...	
Subj Prop Depth ...	0.00	Max. Contig. Space:	

LEASE DETAILS:

Lease Type:	
Lease Expiry Date:	
Lse Term/Months:	
Is a Sub-lease?:	
Strata Fees/Month:	\$246.00
Seller's Int.:	Registered Owner
Int. In Land:	Freehold
First Nat.Res:	
Occupancy:	Tenant

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:	
Est. Additional Rent / SF:	
Basic Rent per Month:	
Est. Add. Rent per Month:	
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:	
# of Elevators:	# of Loading Doors:	
# Parking Spaces:	Clear Ceiling Ht (ft):	
Year Built:	1991	Class of Space:
Building Type:	Condo Strata Complex	
Construction Type:	Concrete Block	
Potential to Redevelop?	Comments:	
Environ. Assess.Done?	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:

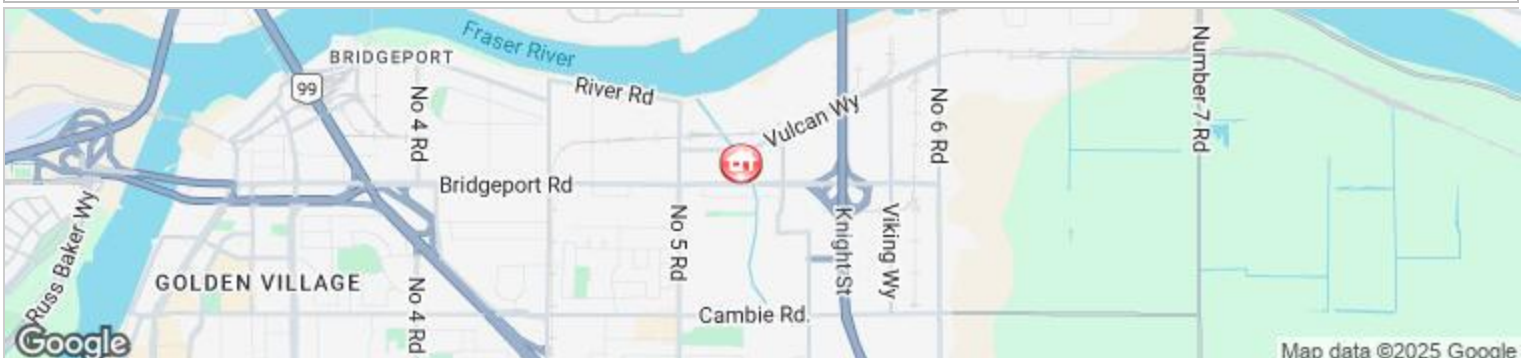
Major Business Type:	
Minor Business Type:	
Business Name (d.b.a.):	
Bus. Oper. Since (yr):	
Confidentiality Req'd:	
Major Use Description:	

LISTING FIRM(S):

- [Royal Pacific Lions Gate Realty Ltd.](#)
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PRESENTED BY:

Kevin Kang PREC* - CONTC: 778-929-8875
Royal Pacific Lions Gate Realty Ltd.
kevinkangca@gmail.com
<http://www.kevinkang.ca>
Virtual Tour:



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