

FOR SALE



LOCATION:	12111 Bridgeport Road, Richmond, BC This property is located on Bridgeport Road in the north end of the Crestwood Industrial Area.
LAND:	The property size is 1.48 acres with 200' of frontage on Bridgeport Road.
IMPROVEMENTS:	The Building size is 40,000 sq. ft. and presently has three (3) tenants: A. Link Computer Systems: 5,000 sq. ft. Roma Furniture: 25,500 sq. ft. Restaurant Supply: 10,000 sq. ft.
ZONING:	I-3
TAXES:	2004 - \$53,675.00
SALE PRICE:	\$4,150,000.00
NOI:	\$303,000 CAP Rate: 7.3%

**FOR FURTHER DETAILS, CONTACT:
MARK OR DAVID GOODMAN
(604) 714-4778**

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