



240 office area - **958 SqFt**  
250 office area - **919 SqFt**  
**2 parking spaces**

240 & 250 12560 Bridgeport Rd, Richmond, BC

# Office Space For Sale / For Lease

High-visibility office/retail space along Bridgeport Road in the Central Business District



**Kevin Kang**

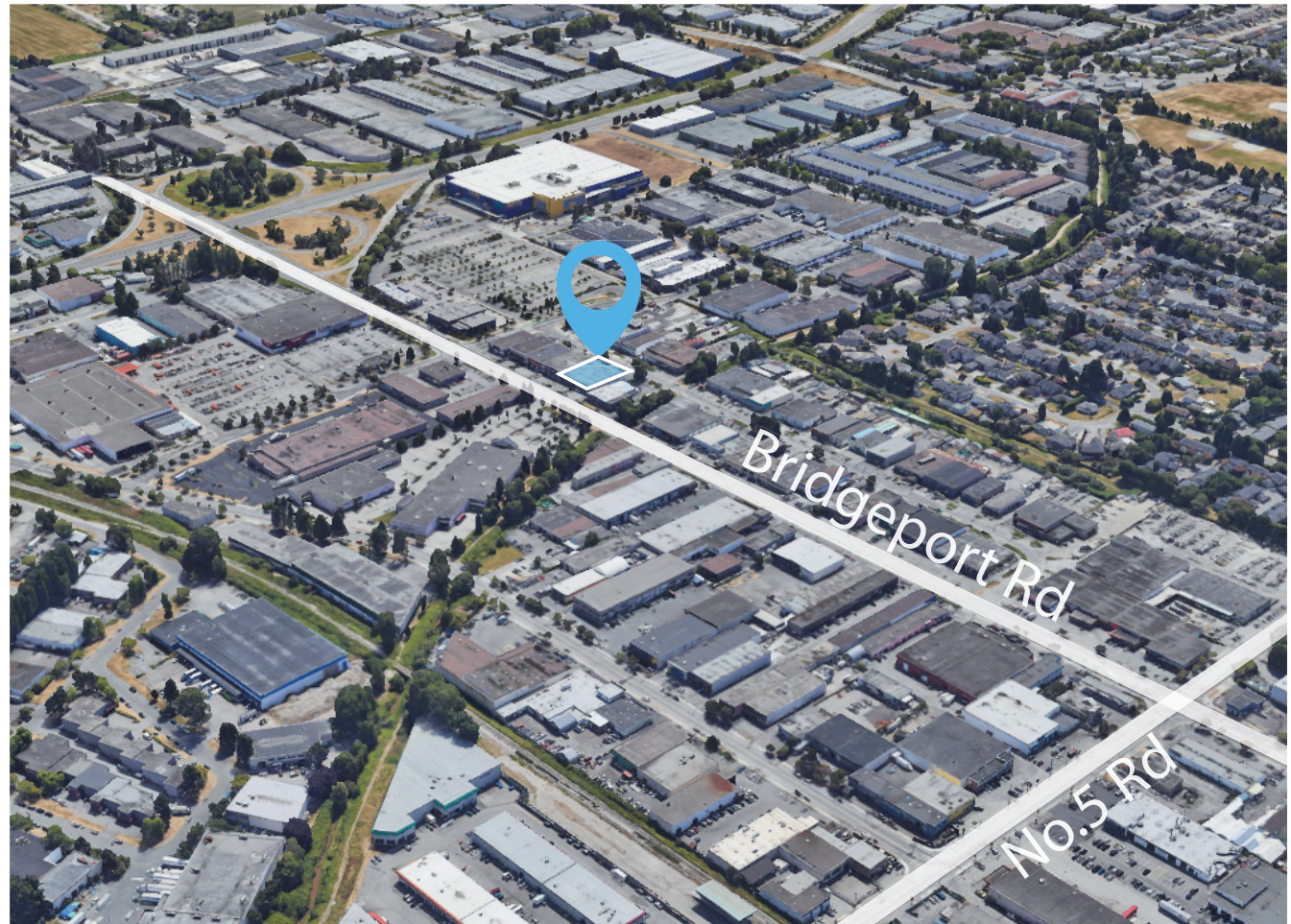
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[www.ihomemarketing.ca](http://www.ihomemarketing.ca)

# Property Overview

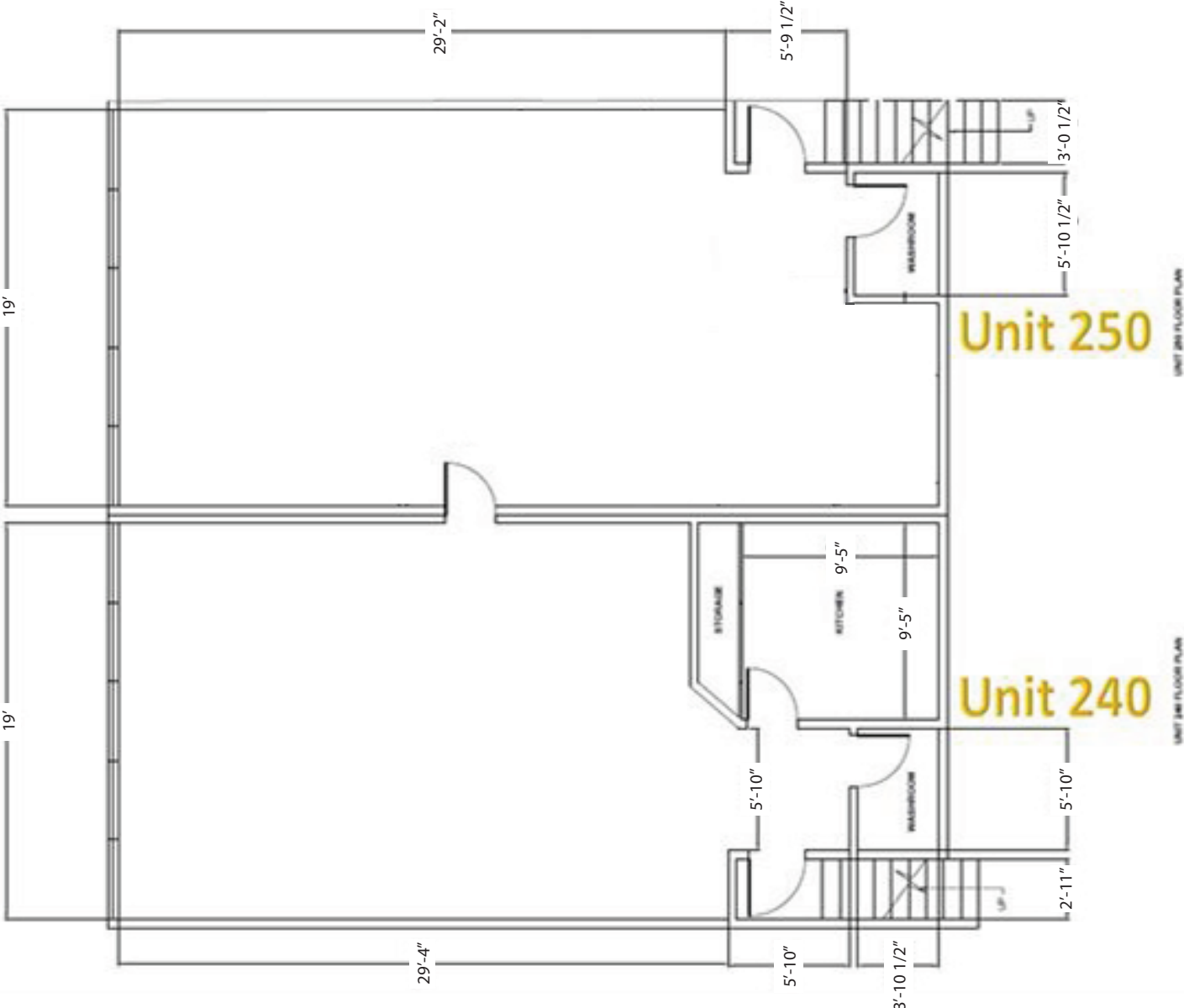
Unit	<b>240</b>
Size:	958 SqFt
Zoning:	IR1
Property Tax (2024):	\$3,174.94
Year Built:	1991
Parking Spaces:	1
HVAC:	Separate HVAC Units
For Lease Asking Price:	\$18.00/SqFt
Lease Op Cost:	\$6.71/SqFt
For Sale Asking Price:	\$450,000

Unit	<b>250</b>
Size:	919 SqFt
Zoning:	IR1
Property Tax (2024):	\$3,043.74
Year Built:	1991
Parking Spaces:	1
HVAC:	Separate HVAC Units
For Lease Asking Price:	\$18.00/SqFt
Lease Op Cost:	\$6.71/SqFt
For Sale Asking Price:	\$450,000



These two adjacent units are located on the south side of Bridgeport Rd between No 5 Rd and Sweden Way. This location provides EXCELLENT STREET EXPOSURE and is in close proximity to Jordan's Carpets, Sleep Country, The Lighting Warehouse, Home Depot, etc.

# Floor Plan



# Interior Photos

## Unit 240



## Unit 250



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