



FOR SALE

1711 VALMONT WAY

Exceptional Investment Opportunity! Priced to Sell! Acquire a fully leased, multi-tenant industrial asset strategically located in the North area of Richmond, B.C. This well-positioned property offers stable cash flow, long-term tenancy, and strong market fundamentals in one of Metro Vancouver's most desirable industrial hubs.

1711 Valmont Way, Richmond, B.C.

DAMIEN ROUSSIN

President & CEO

(604) 270 - 1711 Ext. 143

DamienRoussin@dorsetrealty.com



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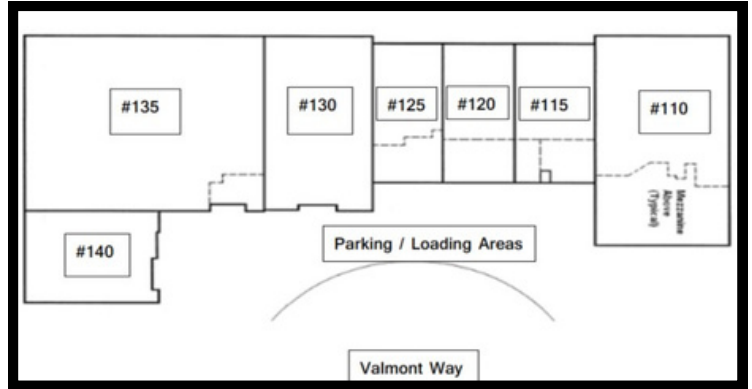


INVESTMENT HIGHLIGHTS

Strategically located in Richmond's thriving North light industrial district, this property offers unmatched accessibility just minutes from Knight Street, providing tenants with seamless connectivity to key destinations. This prime location supports tenant success while delivering strong investment potential for landlords. With current lease rates below market, the property offers significant upside for future income growth.

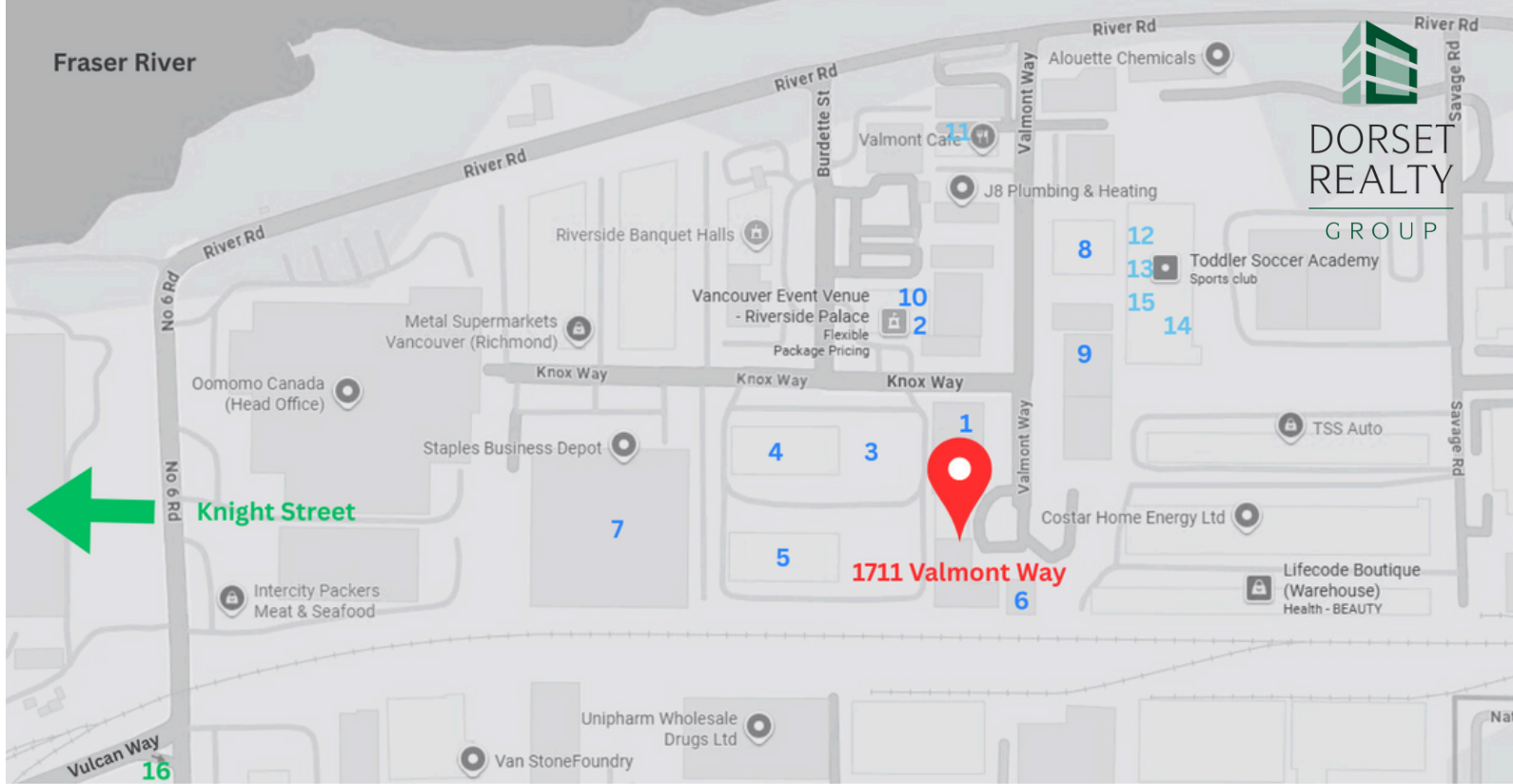


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BUILDING DETAILS

Civic Address	1711 Valmont Way, Richmond, B.C.
Building Description	Seven fully leased light industrial units offering abundant curbside parking and convenient loading areas.
Year Built	1979
Legal Description	Parcel 1, Section 16, Block 5 North, Range 5 West, New Westminster District Explanatory Plan 74082
Zoning	IL - Light Industrial
Land Area	309.9 feet of frontage by 152.36 feet deep = 43,560 square feet
Total Unit Area	28,168 Square Feet
Property Type	Warehouse, Storage
Net Operating Income	\$353,556.00 (From October, 2025)
2024 Annual Property Taxes	\$108,742.99
2025 Property Assessment	\$12,851,000.00
Asking Price	\$9,499,000.00



SURROUNDING BUSINESSES

1. Richmond Cabinets Ltd.
2. Vancouver Event Venue - Riverside Palace
3. KMR Global Logistics Ltd.
4. FoodPak Ltd.
5. Advantage Aluminum
6. Perimeter Transportation
7. Staples Business Depot
8. Strip Curtains
9. PE Printech Equipment
10. Wheel Medic

AMENITIES

11. Valmont Cafe
12. Belvedere Club
13. Toddler Soccer Academy
14. Clip 'n Climb Vancouver
15. Marina's Swim School

TRANSIT

16. Southbound No.6 Rd @ Vulcan Way

A few other bus stops are located along Vulcan Way.



Street View – North Facing

Street View – South facing

AREA OVERVIEW

Nestled in North Richmond's premier industrial hub, 1711 Valmont Way is surrounded by a diverse mix of logistics, distribution, and light-industrial businesses, presenting an exceptional opportunity for both investors and owner-users seeking efficiency, convenience, and long-term value.



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For further information, please contact Dorset Realty Group.

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