

**134 & 136 – 11786 River Road, Richmond, B.C. V6X 3Z3**

Warehouse size **3,184 sq ft**

Mezzanine size **756 sq ft** (Office on the 2<sup>nd</sup> floor)

Basic Rent            \$22.00 per sq ft

Annum Rent           \$70,048.00

Monthly Rent        \$ 5,837.34

NNN                    \$6.60 per sq ft

Annum NNN           \$21,014.00

Monthly NNN        \$ 1,751.20

**Total Monthly NNN Pay            \$26.60 per sq ft**

**Total Annum NNN Pay            \$91,062.00**

**Total Monthly NNN Pay            \$ 7,588.54**

**134 & 136 – 11786 River Road, Richmond, B.C. V6X 3Z3**

<b>Warehouse for lease contain</b>	<b>2 units (134 &amp; 136)</b>
<b>Year Build</b>	<b>1995 (28 year)</b>
<b>Subject Total Space:</b>	<b>3,184 sq ft</b>
<b>Mezzanine (Office):</b>	<b>756 sq ft</b>
<b>Ceiling height:</b>	<b>22 ft</b>
<b>Property Tax 2023</b>	<b>\$7,042.13 x 2 = \$14,084.26</b>
<b>Property Tax monthly</b>	<b>\$1,173.69</b>
<b>Utilities Bill 2023</b>	<b>\$1,041.35 x 2 = \$2,082.70</b>
<b>Utilities Bill monthly</b>	<b>\$173.56</b>
<b>Strata Fee 2024</b>	<b>\$150.98 x 2 x 12 = \$3,623.52</b>
<b>Strata Fee monthly</b>	<b>\$150.98 x 2 = \$301.96</b>
<b>Insurance 2024</b>	<b>\$1,165.00</b>
<b>Insurance monthly</b>	<b>\$97.09</b>