

FOR LEASE

# Ground Floor Prime Retail Space Located in **Oval Village** in Richmond

6971 Elmbridge Way, Richmond, BC



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# Property Overview

Opportunity to lease up to 3,199 SF of space ideally located steps away from the Fraser River, in the Oval Village neighbourhood of Richmond. Excellent access to transit, shops, parks and restaurants.

## Location

Situated on the northwest corner of Elmburn Way and Hollyburn Way in Richmond's vibrant Oval Village neighbourhood. 6971 Elmburn Way offers convenient access to a wide range of nearby amenities, including restaurants, cafes, shops and public transportation. The Canada Line's Lansdowne Station is located within walking distance to the building.

The building also provides direct access to major routes such as Westminister Highway, No. 2 Road, and Gilbert Road, ensuring quick connections to YVR Airport and the rest of Metro Vancouver.

## Salient Details

Address: 6971 Elmburn Way, Richmond, BC

Available Area: Unit 175: 1,577 SF  
Unit 180: 1,622 SF  
**Total: 3,199 SF**

Available: Immediately

Net Rent: Contact listing agents

Additional Rent: \$12.00



91

Walk Score



71

Transit Score

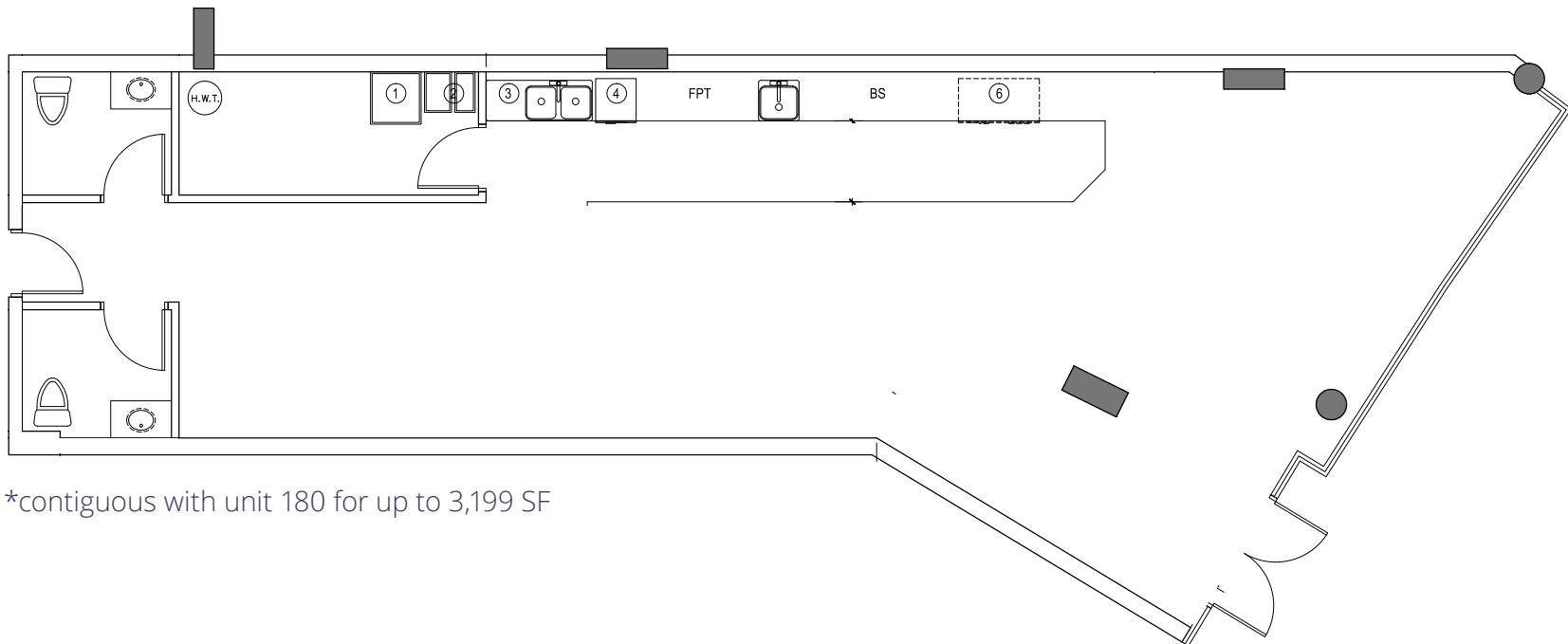


85

Bike Score

# Floor Plan

Unit 175 | 1,577 SF



\*contiguous with unit 180 for up to 3,199 SF

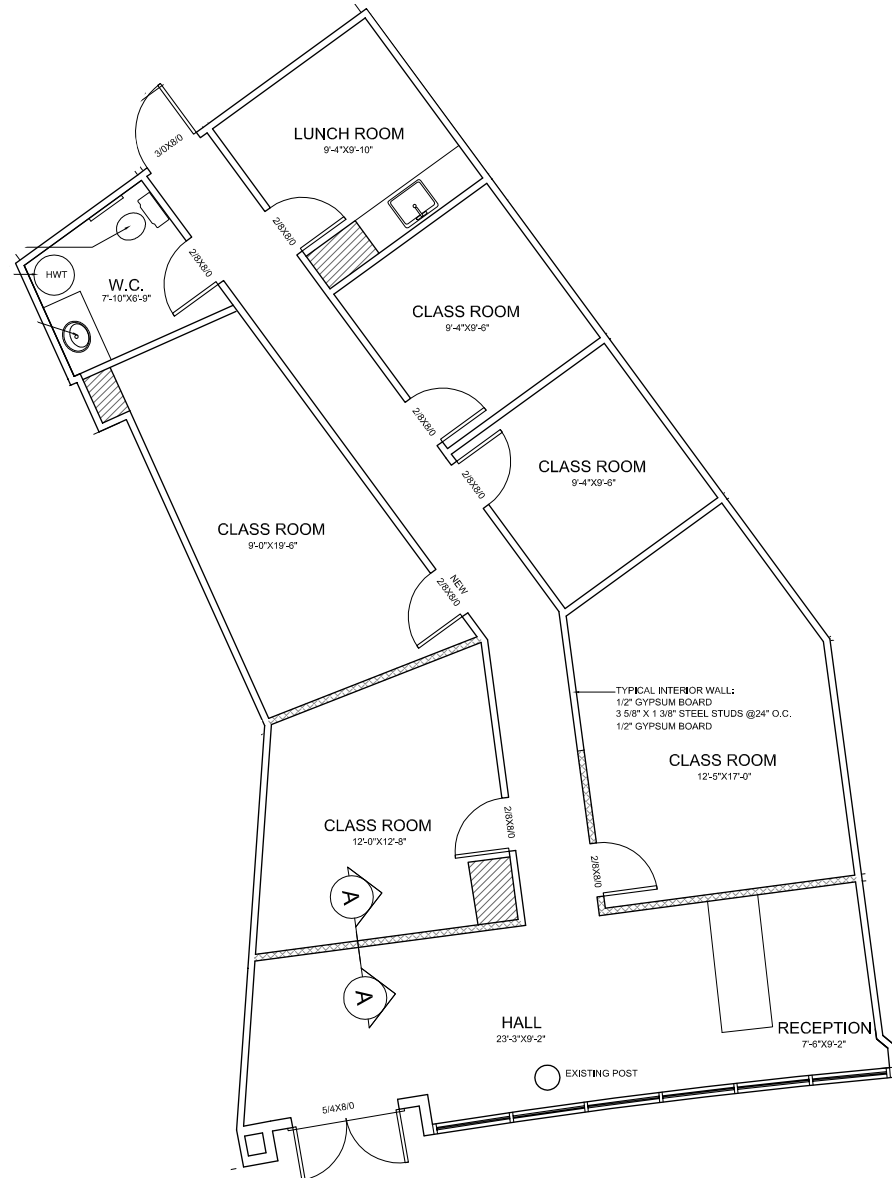




# Floor Plan

Unit 180 | 1,622 SF

- Reception area
- 5 classroom/offices
- Lunchroom
- Internal washroom



\*contiguous with unit 175 for up to 3,199 SF



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