

FOR SALE

8000 NO. 3 ROAD

Richmond, BC

Vacant Freestanding Retail
Building with Redevelopment
Potential



Vic Sandhar*

Senior Vice President

604.542.2444

vic.sandhar@macdonaldcommercial.com

** Personal Real Estate Corporation*

Macdonald

COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

8000 NO. 3 ROAD

Richmond, BC

OPPORTUNITY

Macdonald Commercial presents an opportunity to purchase a freestanding retail property with redevelopment potential in Richmond, B.C.. The freestanding building onsite is currently vacant and ready to be occupied. The subject property is comprised of a 2785 square foot freestanding building situated on a site that is approximately 16,851 square feet (.39 Acre) with the remainder of the property improved with an asphalt surface parking area containing approximately 13 parking stalls. Preliminary discussions with the City of Richmond regarding a potential redevelopment of the subject property have indicated that the City may support a 100% rental apartment building.

LOCATION

The subject property is located at the southeast corner at the intersection of Blundell and No. 3 Road in Richmond. This centrally located and strategic corner in Richmond is a high-traffic location and has excellent access to all major arterials in the area, providing ease of access to all neighbouring municipalities in the region.

SUBJECT PROPERTY



SALIENT DETAILS

ADDRESS

8000 No. 3 Road, Richmond, B.C.

PID

007-362-200

LEGAL DESCRIPTION

LOT 157 SECTION 21 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 36493

ZONING

CL – Local Commercial

OCP

Commercial

REDEVELOPMENT POTENTIAL

100% market rental apartment style building may be supported*

BUILDING SIZE

2785 Square Feet

PARKING

13 stalls

LOT AREA & DIMENSIONS

16,851 Square Feet (.39 Acres). The property is generally rectangular in size with over 120 feet of frontage on Blundell Road and just over 140 feet of frontage on No. 3 Road.

PROPERTY TAXES (2024)

\$22,838.02

OCCUPANCY

Vacant

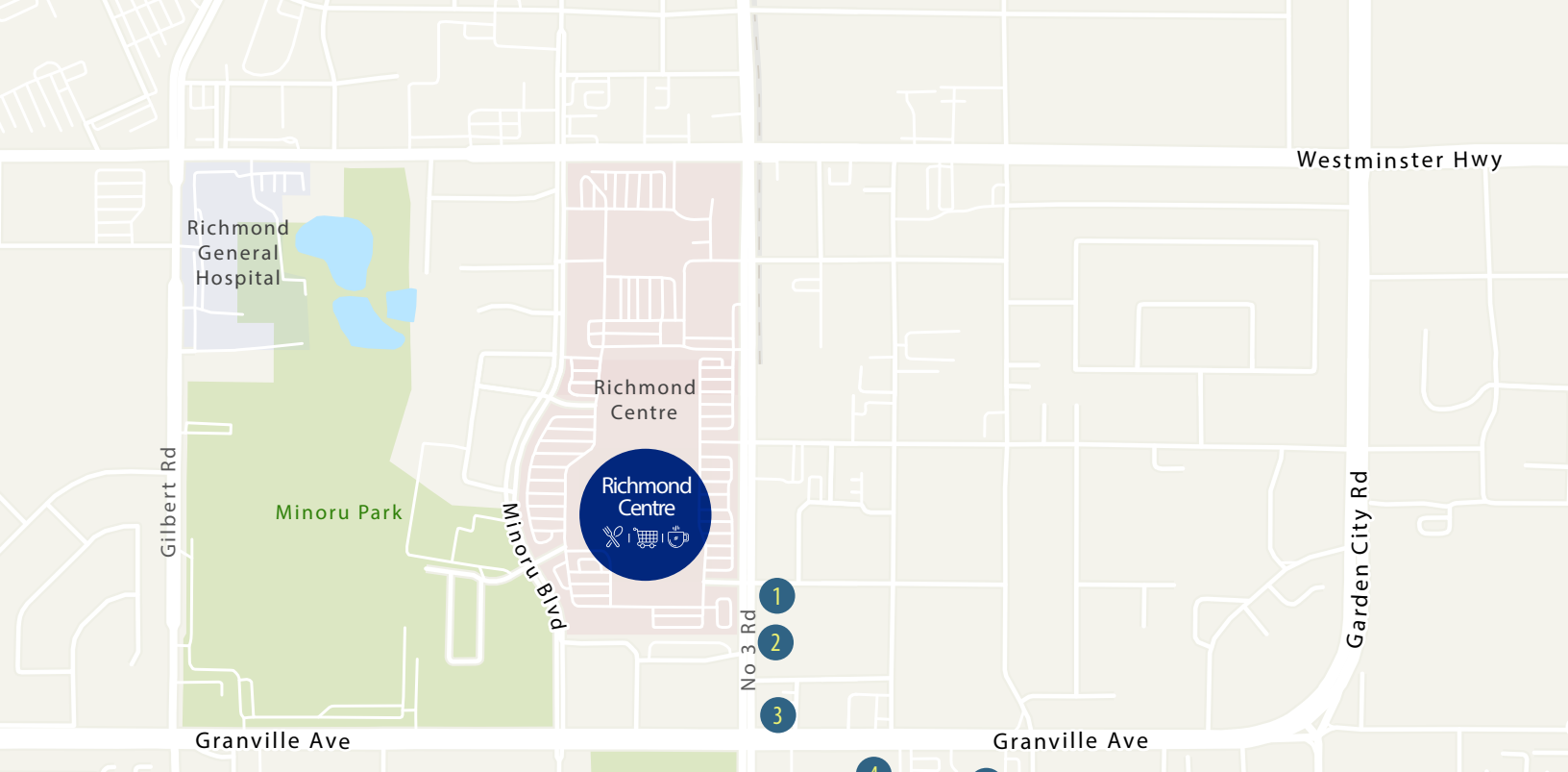
PRICE

\$5,900,000.00

**potential purchasers will need to inquire with the City of Richmond to verify the redevelopment potential*

Richmond
Centre





NEARBY AMENITIES

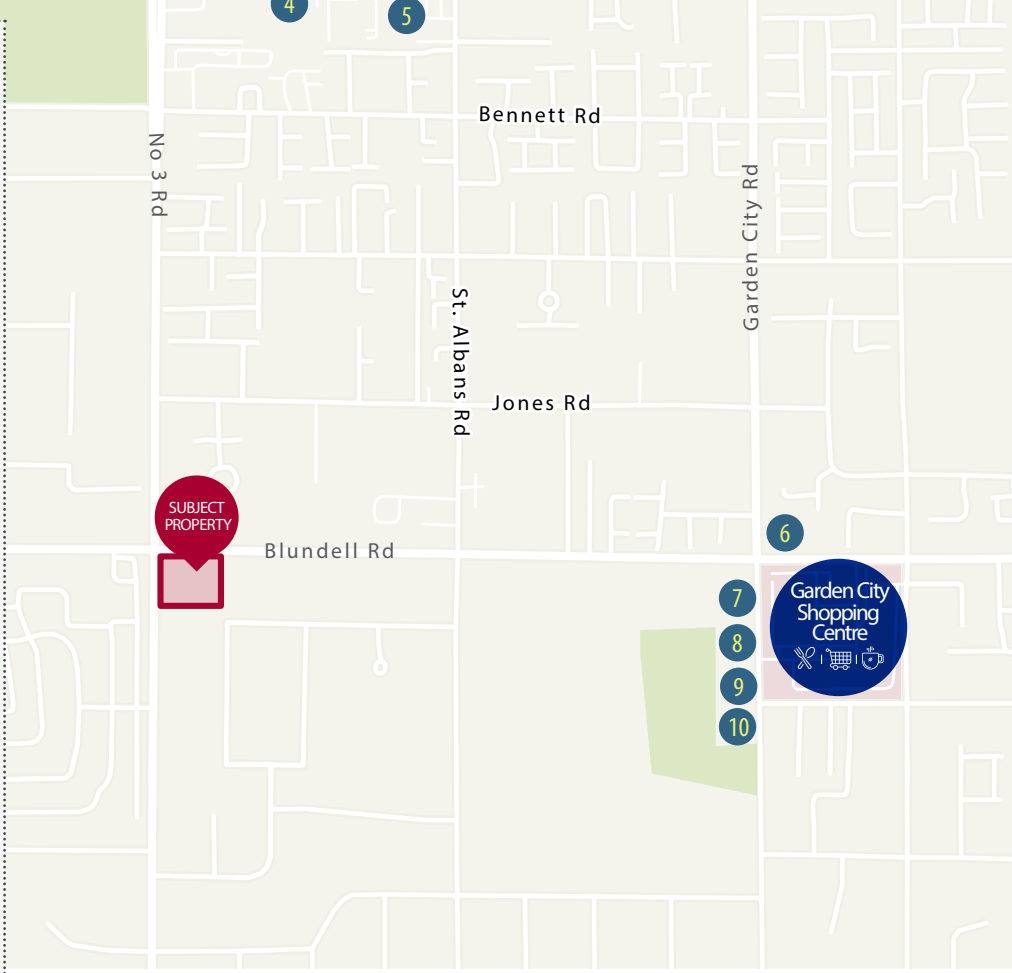
1. IHOP
2. Pho An Nam
3. Pho lan Beef Noodle Shop
4. Value Village
5. Sea Fortune Restaurant
6. Legends Pub & Restaurant
7. Success Supermarket
8. Master Hung BBQ & Won Ton
9. Round Table Pizza
10. Myomi Suhi

RICHMOND CENTRE

The mall boasts 250 stores with a diverse selection of stores, including popular fashion retailers, department stores, specialty boutiques, and eateries.

GARDEN CITY SHOPPING CENTRE

55 of well-known retailers, specialty shops, and eateries



Vic Sandhar*

Senior Vice President

604.340.4607

vic.sandhar@macdonaldcommercial.com

*Personal Real Estate Corporation

Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver, BC V6J 1P5

www.macdonaldcommercial.com

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