



**FOR SALE** | 8971 Beckwith Road, Richmond, BC

## Opportunity to acquire:

- ▶ A well maintained two level building
- ▶ Zoning - IB1 (Industrial Business Park)
- ▶ Located at the Bridgeport area with a short walk to SkyTrain Station and Costco in Richmond

**Rick Lui\***

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## Salient Details

### Civic Address

8971 Beckwith Road  
Richmond, BC V6X 1V4

### Legal Description

Lot 22, Block 5N, Sub Block 58,  
Plan Nwp1555, Section 21, Range  
6W, New Westminster Land  
District, & Sec 22  
**PID:** 003-740-552

### Lot Size

5,856 SF

### Building Size

5,458 SF

### Zoning

IB1 (Industrial Business Park)

### Year Built

1990

### Parking

11 Outdoor Parking Stalls

### Condition

Well Maintained

### Floor Plan

Available upon request

### Neighbourhood

Bridgeport

### Price

~~\$4,980,000~~ **\$4,480,000**

**8971 Beckwith Road,** Richmond, BC

**NAI**Commercial

## The Opportunity

Rare opportunity to acquire a well-maintained stand alone two level steel frame building with a sought after flexible zoning which allows **CHILDCARE** and **COMMERCIAL EDUCATION** use with short walking distance to Bridgeport Rapid Transit and Costco in Richmond.

## Highlights

### Flexible Zoning

Unlike (IL) Light Industrial zone, IB-1 (Industrial Business Park) Zoning allows for variety of business including Childcare, Education, Broadcasting, Brewery, Medical Cannabis Production, Car Sales and Rental and Microbrewery etc.

### Convenient Location

This Property is easily accessible and ideally located just west of Highway 99 / Bridgeport Rd. It only takes a 5 minute walk to the Bridgeport Rapid Transit Station of the Canada Line across from River Rock Casino and to Costco Richmond.

### Well Maintained Building

The Building was constructed with structural steel frame and concrete block around 1990. It was completely renovated in 2014 and has been properly maintained with T-bar dropped ceiling on both floors. The interior is 100% renovated with various size of offices to accommodate different business uses. It has a 400-amp 3 phase electrical panel. There are washrooms on both floors.

### Lot Size

The lot is rectangular in shape with 3 sides of street front exposure. There is outdoor space in the front and at the back allowed for parking or other outdoor uses.

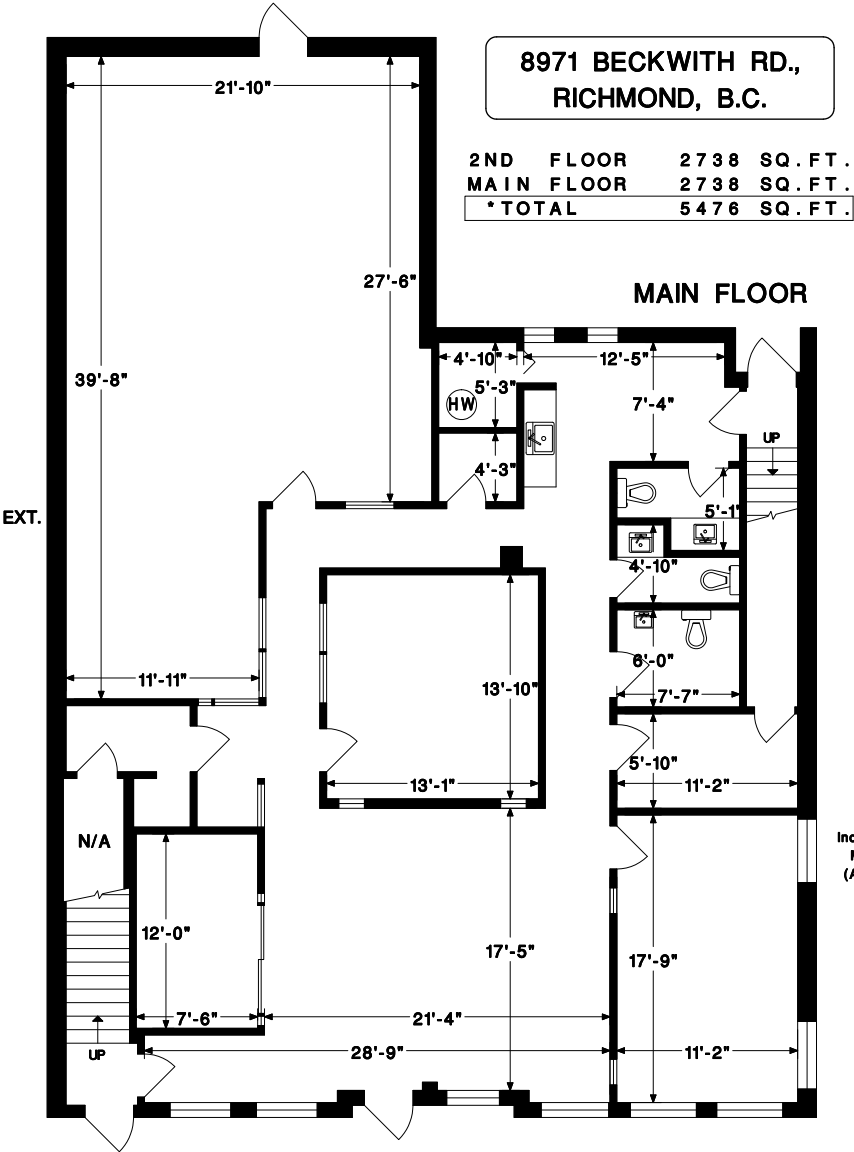
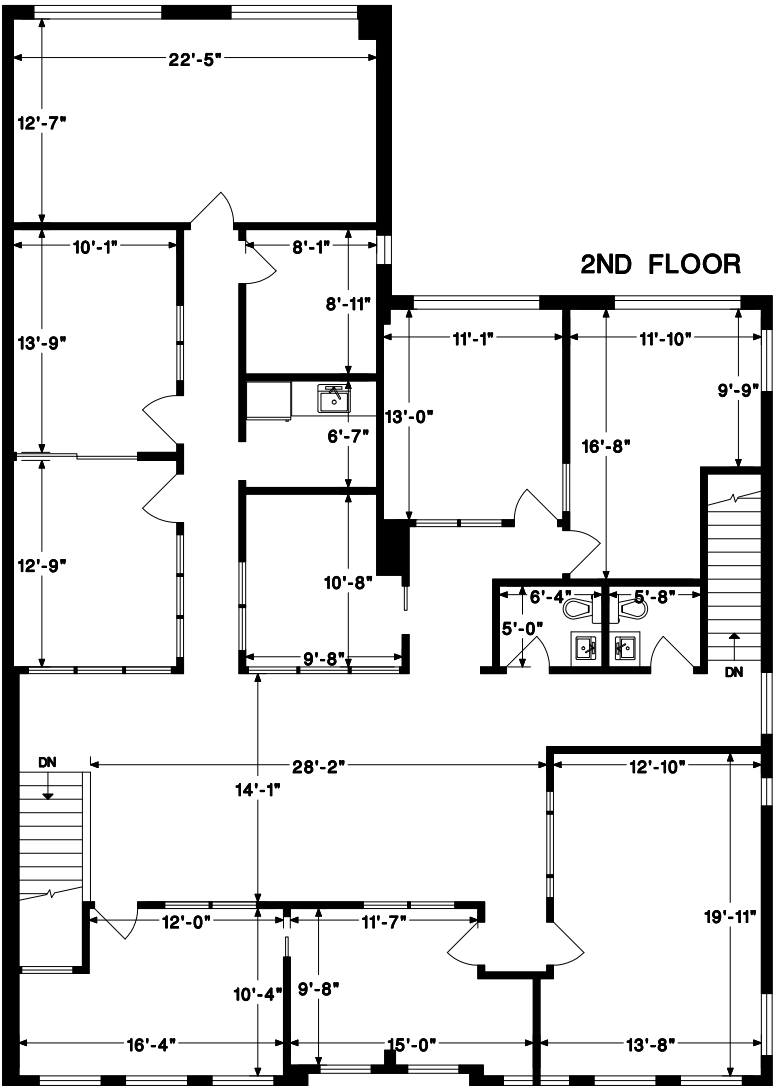
### Well Price

It is fairly priced below \$1,000 per square foot including interior improvements – a better value than strata units offer.

### Future Potential

The Property falls within the Bridgeport Area Plan with a designated Land use as **URBAN CENTRE T5** (25m) and can be redeveloped into Hotels, Office buildings, Institutional and many other uses.

Floor Plan



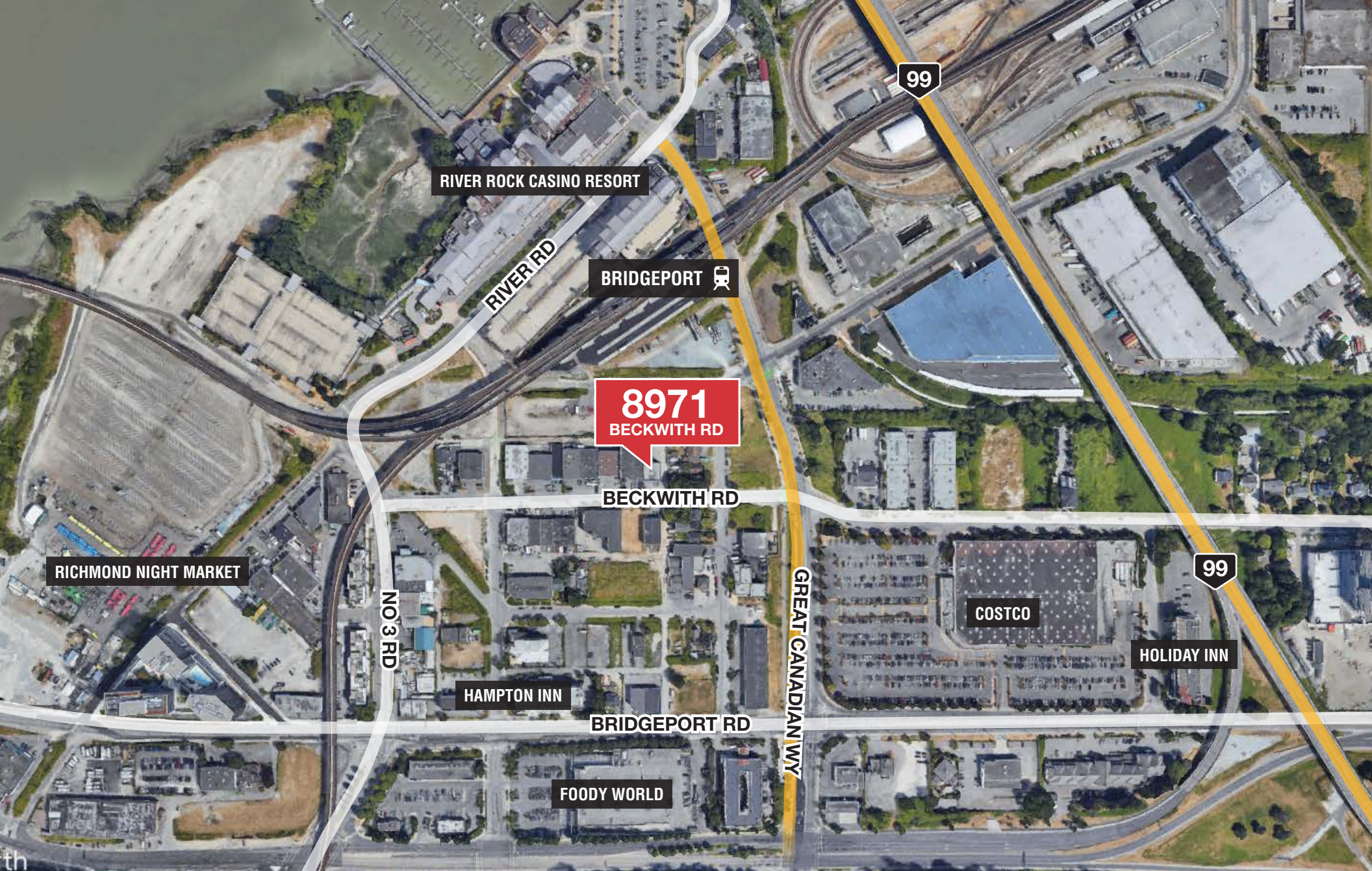
\*In accordance with  
Industrial Buildings: Standard  
Methods of Measurement  
(ANSI/BOMA Z65.2 - 2019)











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