

FOR SALE / LEASE

150 8600 Cambie Rd, Richmond, BC

- Ground Floor Retail / Office
- Size: 1,262 SF
- Ceiling Height: 9'
- Fully Renovated | Move-in Ready



Billy Yang

BSc. Electrical Eng., DIPBM

O: 604 493 3002 EXT 706

C: 778 899 0528

E: billyyang@royallepagecommercial.com

*Personal Real Estate Corporation



8600

CAMBIE ROAD, #150
RICHMOND BC

www.rlpcommercialvancouver.com



OPPORTUNITY

The property is improved with a multi-phase business park consisting of two-storey, stratified, mixed-use retail/office buildings containing a total of 107 strata units constructed circa 2004-2007. Surrounding by Major Shopping Centers, Transit Oriented Area, Skytrain Station, Bus Loop, Restaurants, Banks etc. major retails. Easy access to Hwy91/99, Knight Bridge, YVR Airport. The buildings have been constructed using structural steel frames with a mix of reinforced concrete, concrete block and precast concrete wall panels.

The City of Richmond Official Community Plan designates the General Land use for the property as General Urban T4 (25m) within the Aberdeen Village and within the City Centre Area Plan. The intent of this designation is to establish predominantly medium-density buildings of 4 storeys or less. Permitted land uses include light industrial, office, education, hotel, retail trade & services, restaurant, institutional, and other non-residential uses.

PROPERTY DETAILS

Address	150 8600 Cambie Rd, Richmond, BC
Strata Plan	BCS839
PID	026-242-613
Zoning	ZI7 - Industrial Business Park Limited Retail
Strata Lot	24
Size	1,262 SF
Basic Rent	\$27 / SF / Annual
Additional Rent	\$13.27 / SF / Annual
Property Taxes	\$ 8,100.00 (2026)
Asking Sale Price	Contact Listing Agent

PROPERTY HIGHLIGHTS



Location

Easy access to Aberdeen Center, Restaurants, Banks, Skytrain Station, Hwy91/99, Knight Bridge, and YVR Airport.



Power

3 Phase - 200 AMP



Ceiling Height

9 FT



Onsite Parking

3 Dedicated Onsite Parking Spots with additional visitor parking lot



Features

Skylight window, fully renovated floor, A/C kitchenette, washrooms etc.



Zoning

Z17- Industrial Business Park Limited Retail
Aberdeen Village (City Centre)



Year of Built

2005



Construction

2 Storey Steel Frame



EXTERIOR PHOTOS

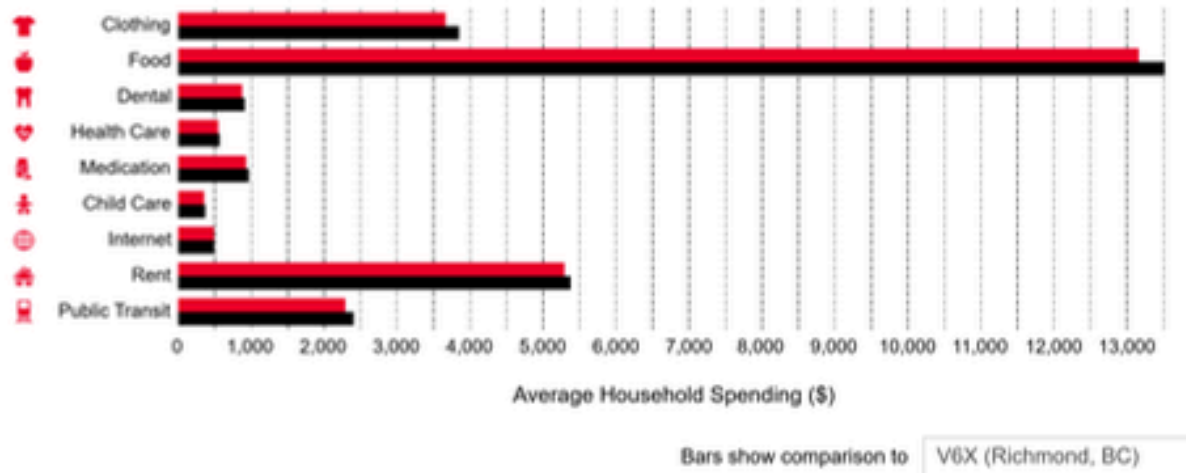


DEMOGRAPHICS & SPENDING

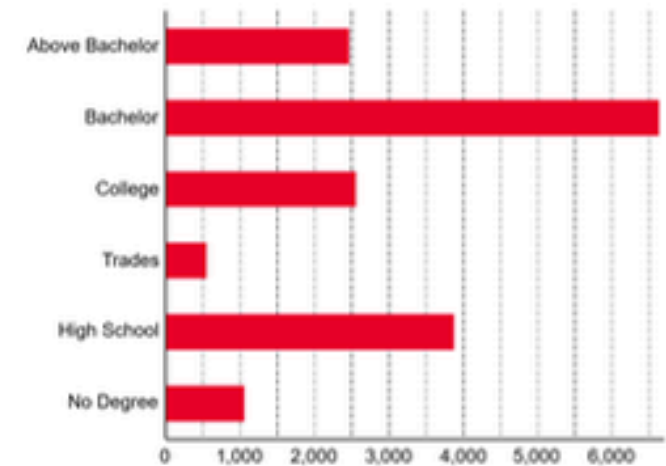
5 Min Drive



HOUSEHOLD SPENDING



EDUCATIONAL ATTAINMENT



Source: Environics Analytics 2024, based on data collected by Statistics Canada for the current Canadian Census.

© 2024 Esri

Source: This infographic contains data provided by Environics (2024).





ZONING & PERMITTED USE

ZI7-Industrial Business Park Limited Retail Aberdeen Village (City Centre)

Full Zoning Bylaw:

https://www.richmond.ca/_shared/assets/ZI724176.pdf

Permitted Uses:

- animal grooming
- broadcast studio
- child care
- education, commercial
- government service
- health service, minor [Bylaw 8760, May 16/11]
- industrial, general
- library & exhibit
- manufacturing, custom indoor
- office
- parking, non accessory
- recreation, indoor
- retail, general
- service, personal
- studio
- veterinary servicc

Billy Yang 杨比利

BSc. Electrical Eng., DIPBM

O: 604 493 3002 EXT 706

C: 778 899 0528

E: billyyang@royallepagecommercial.com

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CRE Investment & Development Team | Royal LePage Sussex

2397 Marine Drive | West Vancouver | BC Canada | V7V 1K9

P 604 493 3002 | info@rlpcommercialvancouver.com

*Personal Real Estate Corporation

