

FOR SALE

development opportunity

4140 NO.3 ROAD, RICHMOND



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rennie

the opportunity

Rennie & Associates is pleased to offer a rare opportunity to acquire a strip mall plaza in the heart of Central Richmond - nestled in the heart of Aberdeen Village. The property, 4140 No. 3 Road, is prominently located directly adjacent to Aberdeen Canada Line Skytrain station, and offers unparalleled access to rapid transit, a wealth of neighboring amenities including the upscale Aberdeen Square and Aberdeen Centre shopping malls, and a growing number of surrounding residential and mixed-use developments.

4140 No. 3 Road is currently improved as a two (2) storey building - including ten (10) retail units and two (2) office units, while also providing robust on-site surface parking, accessible from No. 3 Road. While being mindful of the exceptional location, the opportunity also serves as a premier development opportunity.



THE DEMOGRAPHICS

Richmond City Centre

Median Age	43.2
Average Household Income	\$89,300
Average Household Size	2.8

the opportunity



SUBJECT PROPERTY

4140 No.3 Road, Richmond

PROPERTY DESCRIPTION

Located in the heart of Aberdeen Village in Central Richmond, on the east side of No. 3 Road, between Cambie Road and Browngate Road. The property is improved with a 2-storey retail/office building - including ten (10) retail units and two (2) office units, while also providing approx. 25 on-site surface parking stalls, accessible from No. 3 Road.

ZONING

Auto-Oriented Commercial (CA)

LOT DIMENSIONS (APPROX.)

Frontage along No. 3 Rd: 92.75 FT
Depth: 277.86 FT

LOT SIZE (APPROX.)

25,801 SF

YEAR BUILT

1992

ASKING PRICE

Contact Listing Agents



the opportunity



LAND USE DESIGNATION:

Aberdeen Village (2031) - Urban Centre T5:
Maximum Allowable Density (FAR/FSR): 3.0 FAR
Potential Village Centre Bonus: 1.0 FAR

Transit-Oriented Areas (TOAs):

Tier 1 encompasses a gross land area within 200m or less
from rapid transit station
Maximum Allowable Density (FAR/FSR): Up to 5.0

GROSS PROPERTY TAXES (2024)

\$86,562.29

BC ASSESSMENT VALUE (2025)

\$11,561,300

PID

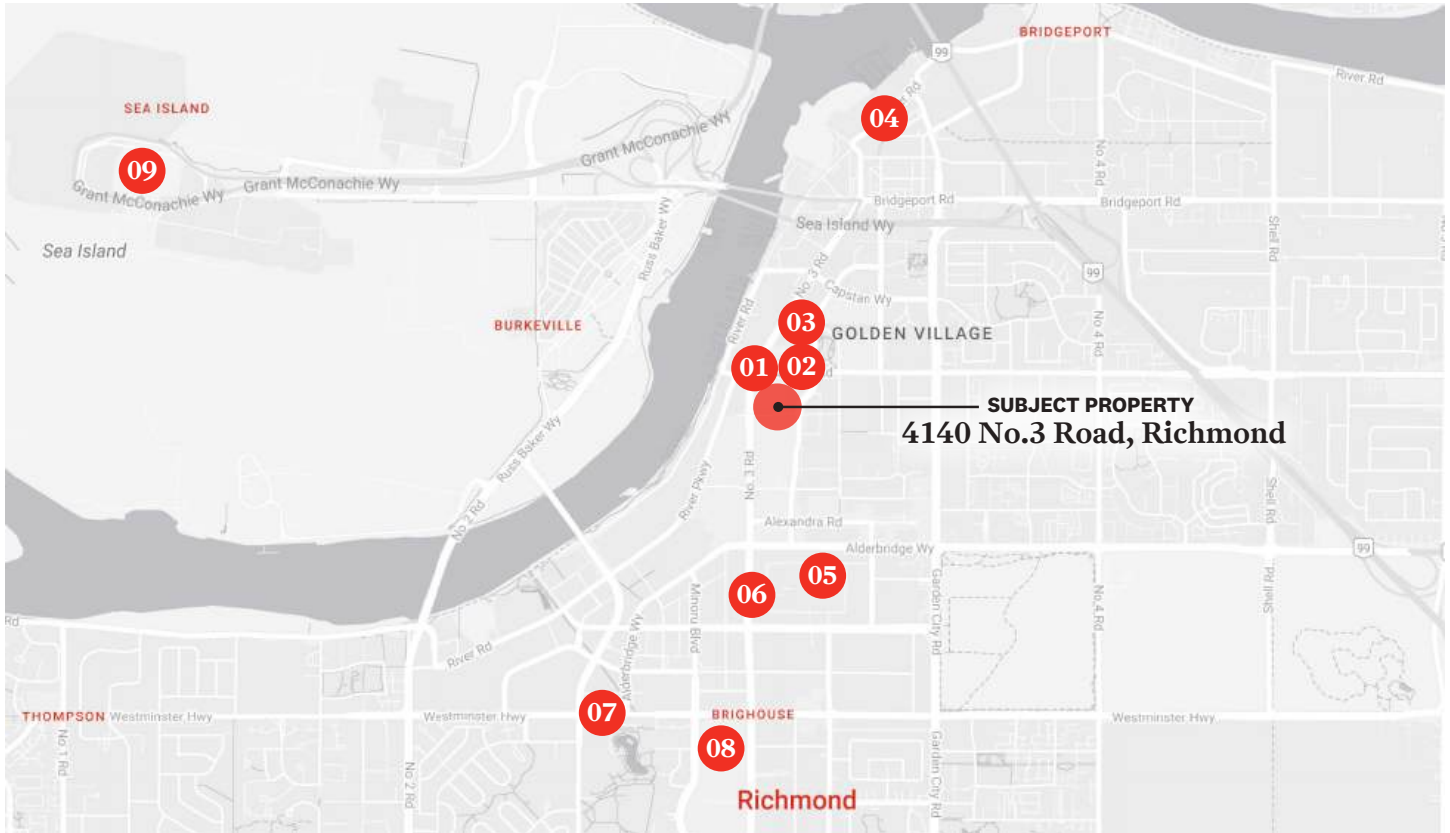
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LEGAL DESCRIPTION

LOT 98, BLOCK 5N, PLAN NWP57672, SECTION 33,
RANGE 6W, NEW WESTMINSTER LAND DISTRICT



site area



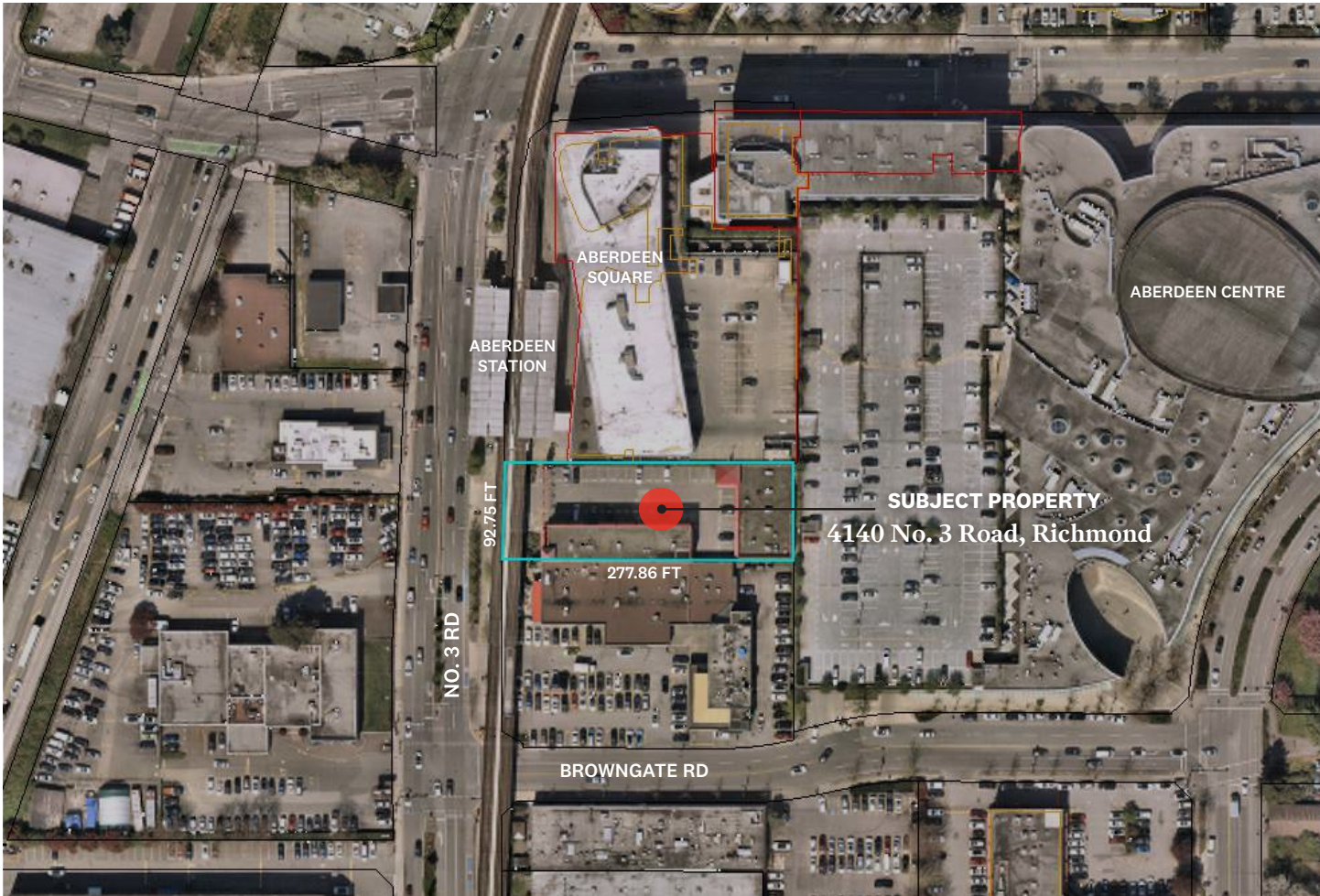
WALK SCORE

 69/100 Very Walkable Some errands can be accomplished on foot	 73/100 Excellent Transit Transit is convenient for most trips	 80/100 Bikers Paradise Biking is convenient for most trips
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NEARBY AMENITIES

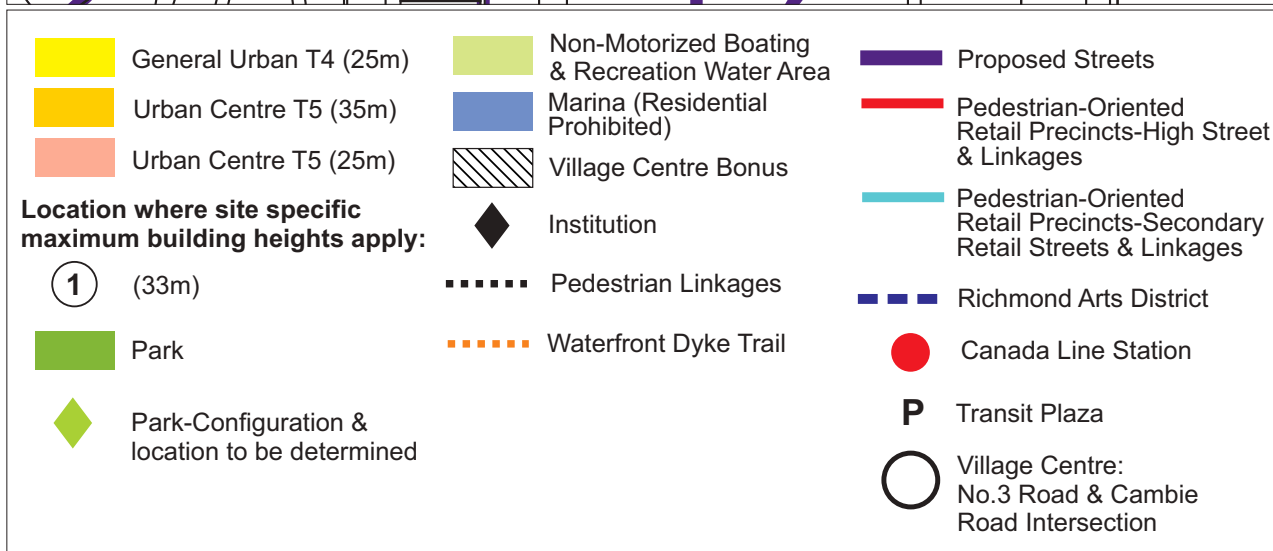
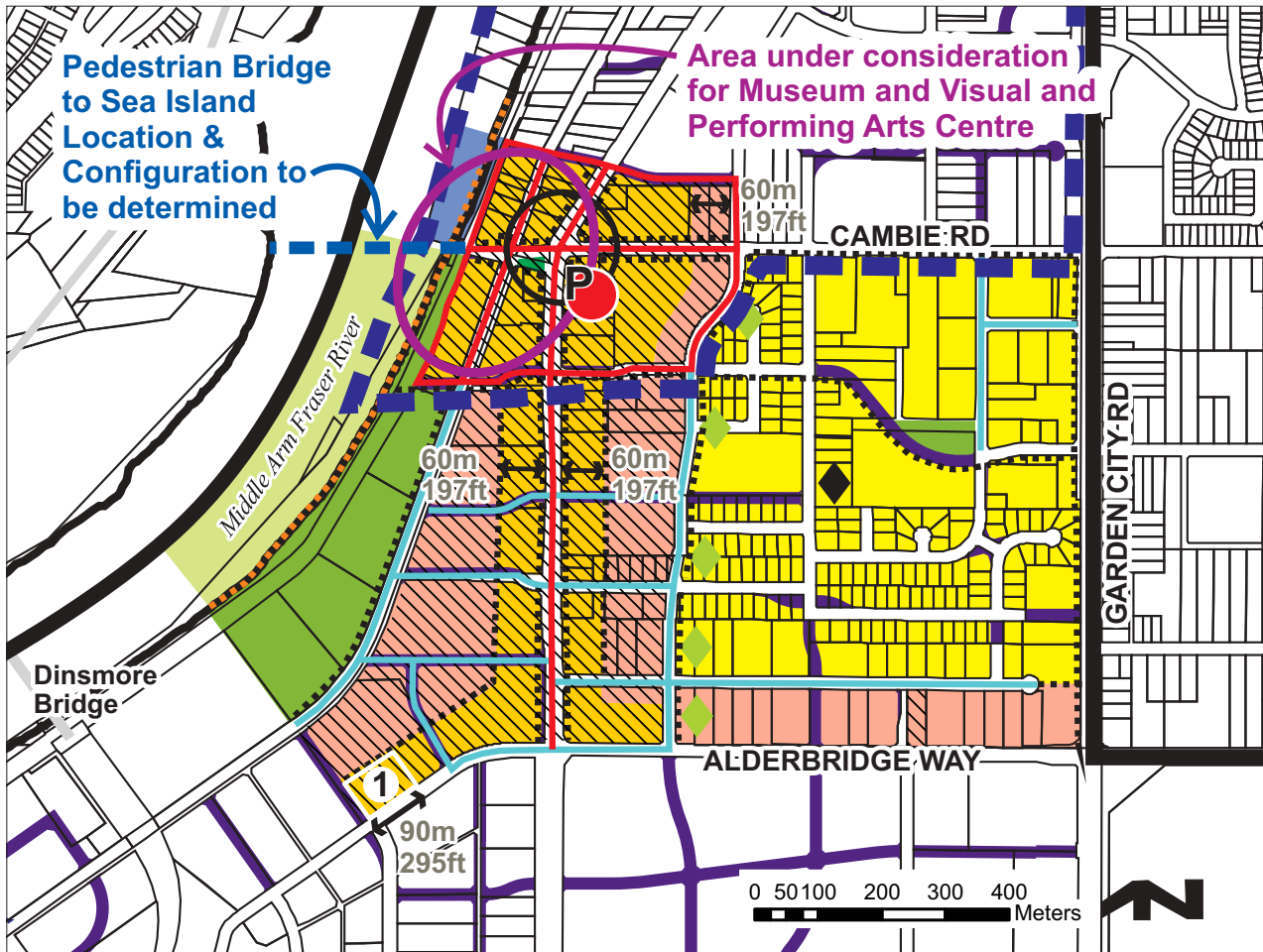
1. Aberdeen station (Canada Line)
Aberdeen square
2. Aberdeen center
3. Yohan Centre
4. River Rock Casio
5. Lansdowne Mall
6. Lansdowne Skytrain station
7. Richmond Hospital
8. Richmond Centre
9. Vancouver international airport

site area



zoning & land use

SPECIFIC LAND USE MAP: ABERDEEN VILLAGE(2031) *Bylaw 10020 2019/05/21*



Maximum building height may be subject to established Airport Zoning Regulations in certain areas.



zoning & land use

SPECIFIC LAND USE MAP: DETAILED TRANSECT DESCRIPTION

Land Use Map Designation	Permitted Uses	Maximum Average Net Development Site Density
General Urban (T4)		
<ul style="list-style-type: none"> Residential prohibited. Overlays: <ol style="list-style-type: none"> Industrial Reserve – “Limited Commercial”; Institution – Location as indicated; Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. <p>Additional Land Use Considerations:</p> <ol style="list-style-type: none"> Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village area; Library Lending Service – This service should be situated within 400 m (1,312 ft.) of Aberdeen Village’s designated Village Centre. 	<ul style="list-style-type: none"> Light Industry The following uses, provided that such uses are not situated on the ground floor of the building (excluding building entrance lobbies): <ol style="list-style-type: none"> Office; Education (excluding schools offering provincially mandated K-12 programs). The following uses, provided that such uses are not situated more than 50 m (98 ft.) from a property line abutting Hazelbridge Way, Alexandra Road, McKim Way, or Odlin Crescent north of Odlin Road: <ol style="list-style-type: none"> Retail Trade & Services; Restaurant; Neighbourhood Pub; Institutional Use; Recreation; Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.). Community Use (excluding child care) Accessory Uses 	<ul style="list-style-type: none"> 1.2, provided that: <ol style="list-style-type: none"> the total floor area of non-industrial uses may not exceed that of industrial uses (excluding parking); non-industrial uses do not share a common building entrance with industrial uses (excluding accessory uses). <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> Industrial Reserve – “Limited Commercial”: To be determined on a site specific basis via City development application processes; Institution: To be determined on a site specific basis via City development application processes.
Urban Centre (T5)		
<ul style="list-style-type: none"> Residential prohibited. Overlays: <ol style="list-style-type: none"> Commercial Reserve; Village Centre Bonus; Institution; Richmond Arts District (RAD); Pedestrian-Oriented Retail Precincts – “High Streets & Linkages”; Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”. <p>Additional Land Use Considerations:</p> <ol style="list-style-type: none"> Museum & Visual and Performing Arts Centre – These facilities are under consideration for location in this area; Community Centre (North) – This facility may be situated in Bridgeport, Aberdeen, or Capstan Village area; Library Lending Service – This service should be situated within 400 m (1,312 ft.) of Aberdeen Village’s designated Village Centre. 	<ul style="list-style-type: none"> Office Hotel Retail Trade & Services Restaurant Entertainment Education (excluding schools offering provincially-mandated kindergarten to grade 12 programs) Neighbourhood Pub Institutional Use Recreation Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.) Community Use (excluding child care) Accessory Uses 	<ul style="list-style-type: none"> 2.0 <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> Institution: To be determined on a site specific basis via City development application processes; Village Centre Bonus: <ol style="list-style-type: none"> north of Browngate Road: 1.0 for the provision of non-residential uses; south of Alexandra Road, fronting the east side of Kwantlen Street: 1.0 for the provision of hotel uses only; elsewhere: 1.0 for the provision of office uses only.

Bylaw 8728
2011/07/26

Note: Richmond’s Aircraft Noise Sensitive Development (ANSD) Policy applies (OCP Schedule 1) throughout this Village.

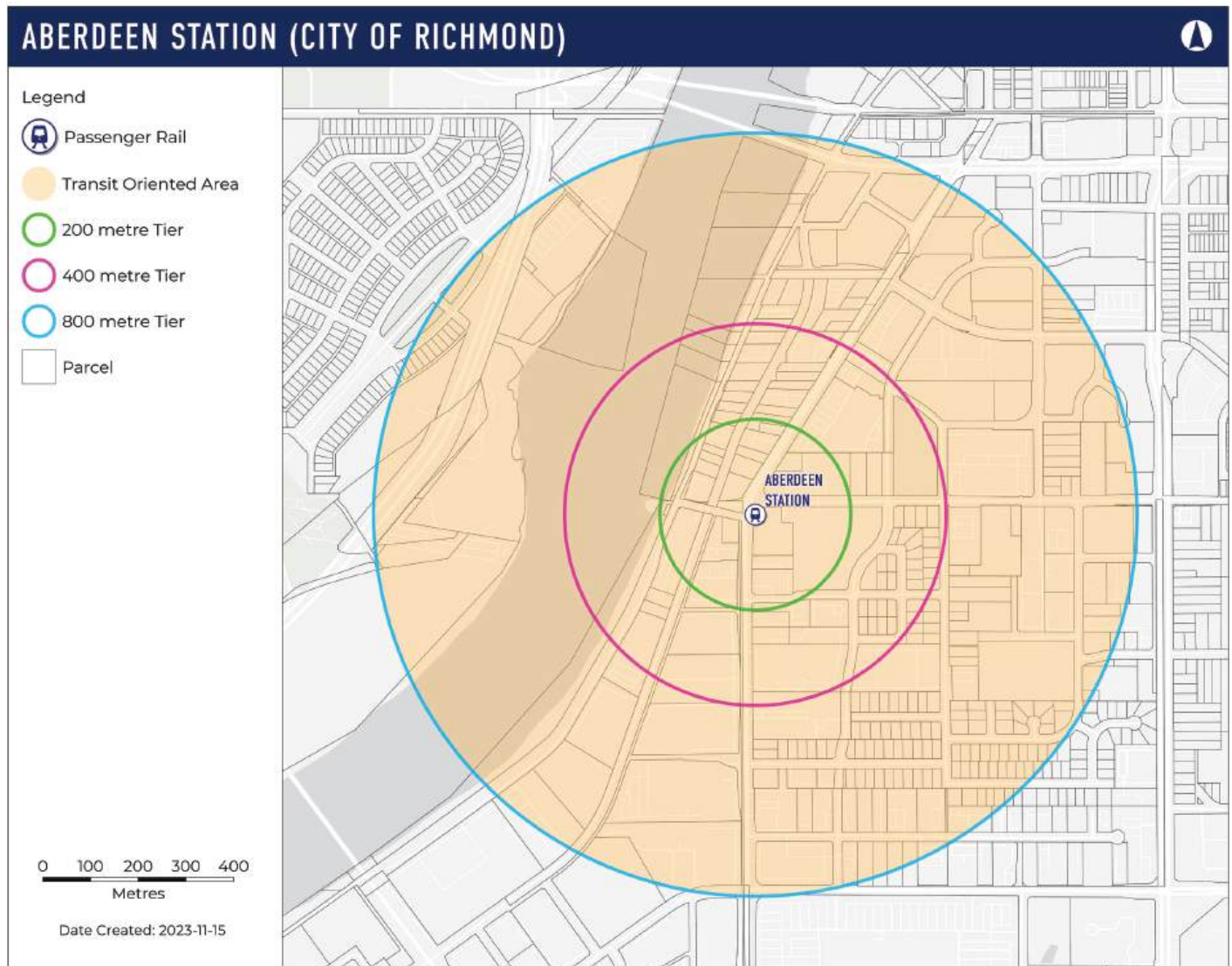


zoning & land use

PROVINCIAL POLICY - TRANSIT-ORIENTED AREAS(TOAS)

The Subject site is within the Tier 1; 200 meters of Skytrain Catchment area. The following minimal density framework and building height would apply:

- Minimum Allowable Density (FAR/FSR): Up to 5.0
- Minimum Allowable Height (Storeys): Up to 20



site photos



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