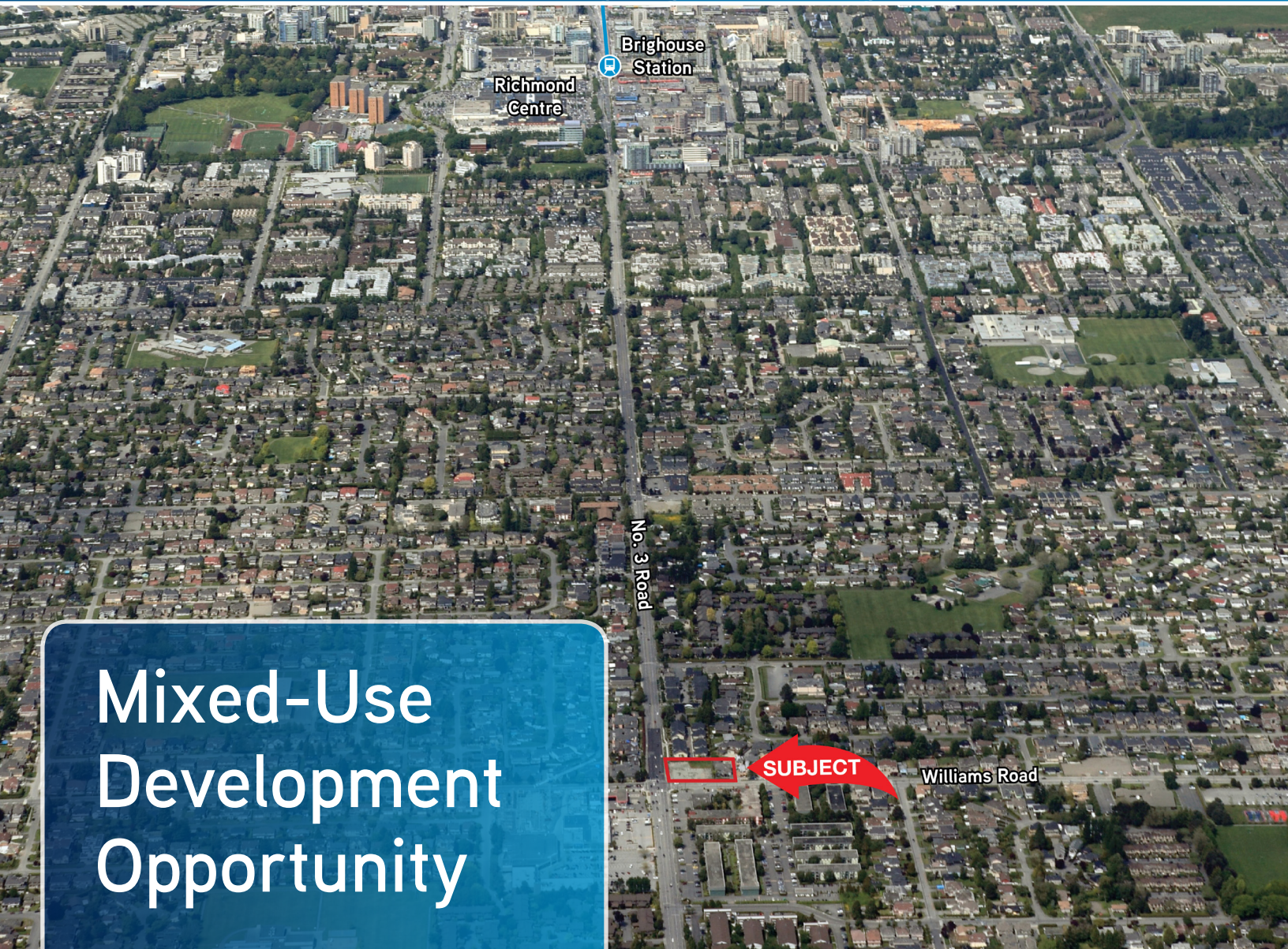


FOR SALE › Mixed-Use Development Opportunity



Mixed-Use Development Opportunity

9900 No. 3 Road &
8031 Williams Road,
Richmond, BC

SIMON LIM
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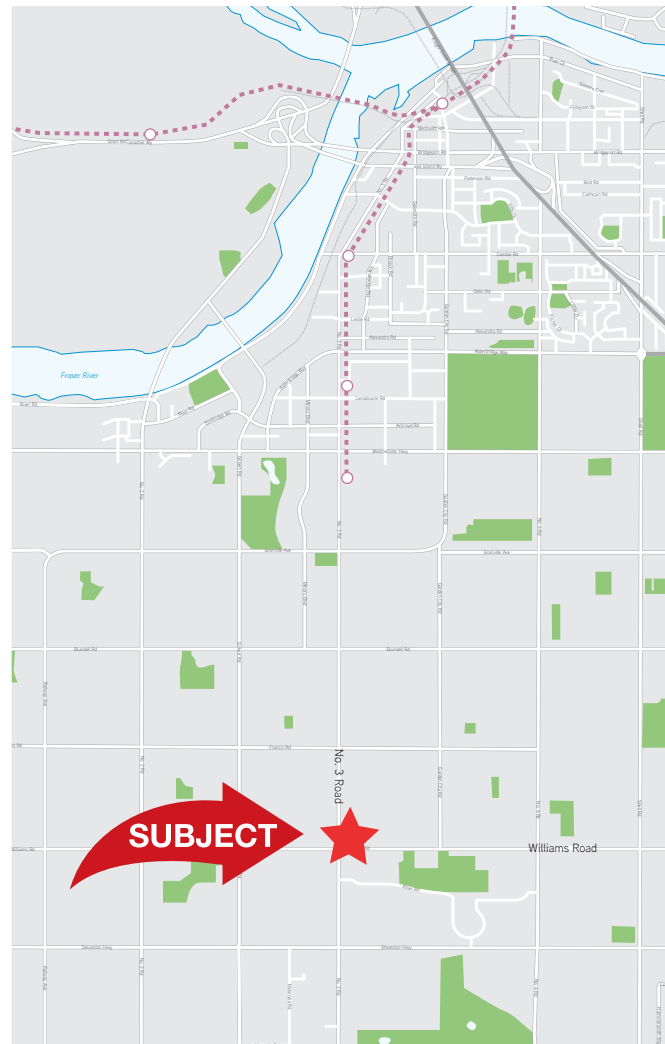
COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
+1 604 681 4111
www.collierscanada.com

KEY HIGHLIGHTS

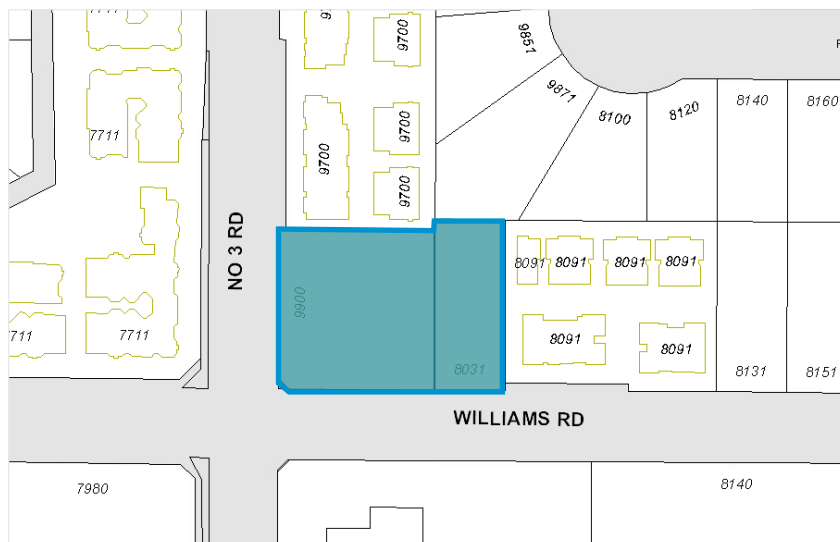
- › High-exposure corner property on the corner of No. 3 Road and Williams Road
- › Potential for rezoning to a variety of uses including commercial and mixed-use
- › Capitalize on overwhelming demand for commercial and residential product in Richmond
- › Located just minutes from Richmond's City Centre, providing access to shopping, services, and Canada Line rapid transit

FOR SALE › Mixed-Use Development Opportunity

Civic Address:	9900 No. 3 Rd and 8031 Williams Rd, Richmond, BC	
PIDs:	001-487-264, 009-913-262	
Location:	The site is located on the northeast corner of No. 3 Road and Williams Road in Richmond's Broadmoor neighbourhood.	
Site Area:	9900 No. 3 Road:	22,041 SF
	8031 Williams Road:	10,553 SF
	Total:	32,594 SF
Site Description:	Two adjacent rectangular lots. 9900 No. 3 Road is vacant while 8031 Williams Road is improved with a detached single-family home.	
Current Zoning:	RS1/E (Single Family Detached Housing), CG2 (Gas & Service Stations)	
OCP:	Western Property: Neighbourhood Service Centre Eastern Property: Neighbourhood Residential	
Traffic Counts:	Approx. 32,200 per day (2006 data)	
Assessed Value (2014):	Land	\$2,438,000
	Improvement	\$ 451,000
	Total	\$2,889,000
Taxes (2014):	\$29,043.41	
Environmental:	Phase 1 and 2 available for both parcels upon request	



SITE PLAN



CONTACT US

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