



FOR SALE

Brighthouse Village Development Site

8140-8160 Cook Road
Richmond, BC

SIMON LIM*
EXECUTIVE VICE PRESIDENT
+1 604 661 0882
simon.lim@colliers.com

JAMES LANG
ASSOCIATE
+1 604 661 0868
james.lang@colliers.com

JESSICA HATHAWAY
CLIENT PROJECT COORDINATOR
+1 604 694 7227
jessica.hathaway@colliers.com



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

DEVELOPMENT HIGHLIGHTS

- > Located just steps from the Richmond Brighthouse Canada Line Station
- > 45,628 SF site with maximum density of 4.0 FAR and achievable height of 45 metres (148 feet)
- > Across the street from Richmond City Centre and convenient access to retail centres along No. 3 Road
- > 25 minutes from Downtown Vancouver and 14 minutes to Vancouver International Airport via the Canada Line
- > Holding income provided by the property's existing office/retail buildings

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SALIENT FACTS

Civic Address:	8140-8160 Cook Road, Richmond, BC		
Legal Address:	Lot 35 & 36 Except: Part Red On Plan With Bylaw Filed A3889, Section 9 Block 4 North Range 6 West New Westminster District Plan 7312 PID: 011-212-667, 011-212-683		
Location:	Located on Cook Road between No. 3 Road and Buswell Street in Richmond's City Centre, just steps from the Richmond Centre and Richmond-Brighthouse Station.		
Site Area:	8140 Cook Road	22,819 SF	
	8160 Cook Road	<u>22,809 SF</u>	
	Total	45,628 SF	
Improvements:	The Property is currently improved with two one-storey office/retail buildings. The properties were constructed circa 1963 and 1974, respectively.		
Leasable Area:	8140 Cook Road	9,194 SF	
	8160 Cook Road	<u>5,314 SF</u>	
	Total	14,508 SF	
NOI (2014):	\$137,264		
Zoning:	CDT1 (Downtown Commercial), which provides for residential and commercial uses.		
OCP Designation:	The Property falls into the Brighthouse Village Plan and is located in the Urban Core T6 Area (45 m), with a maximum permitted density 4.0 FAR.		
Assessed Value:			
	Land	<i>8140 Cook</i> \$6,449,000	<i>8160 Cook</i> \$6,446,000
	Improvements	<u>\$26,700</u>	<u>\$10,400</u>
	Total	\$6,475,700	\$6,456,400
Taxes (2015):	\$186,123.18		
		<i>Total</i>	\$12,895,000
			<u>\$37,100</u>
			\$12,932,100



SITE PLAN



CONTACT US

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