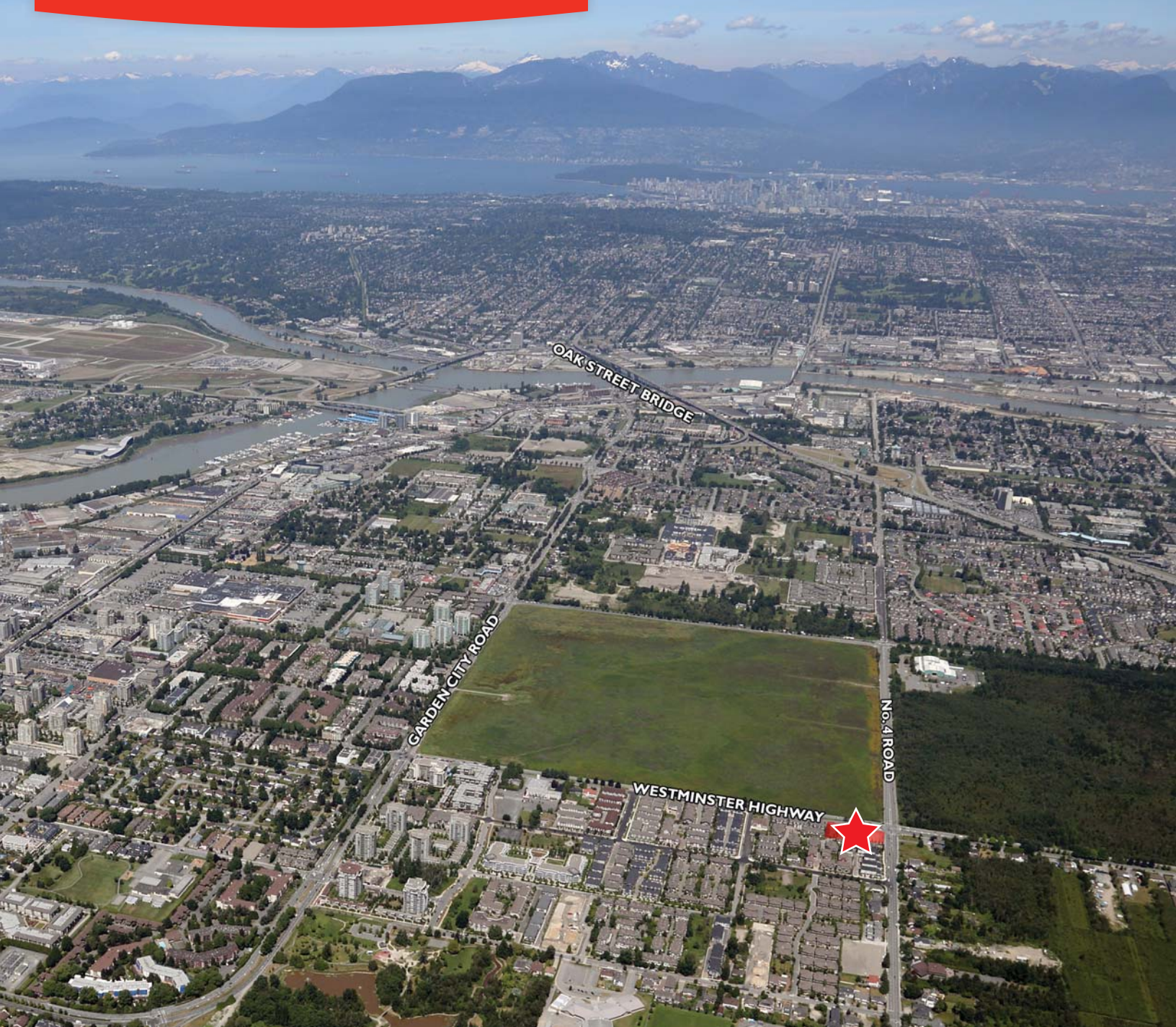


9980 WESTMINSTER HWY
RICHMOND, BC



37,462 SF DEVELOPMENT SITE

FOR SALE



DAVID CANNING
VICE PRESIDENT
604.640.5833
david.canning@ca.cushwake.com

9980 WESTMINSTER HIGHWAY, RICHMOND, BC

37,462 sf Development Site

LOCATION

The property is located on the southwest corner of Westminster Highway and No. 4 Road in an area known as “McLennan North” within the City Centre area of Richmond. The area is predominantly a multi-family residential area with some commercial uses along Westminster Highway. Within five minutes to the west along Westminster Highway is No. 3 Road, which provides access to a wide selection of local amenities. The Garden City Lands located immediately north of the property is a 55 hectare site of open space within the Agricultural Land Reserve and which the City intends to use as a recreational parkland and conservation area. The Vancouver International Airport is a short 15 minute drive to the northwest.

SITE DESCRIPTION

The site is rectangular in shape and offers frontages on Westminster Highway of ± 270 feet and on No. 4 Road of ± 135 feet. The total site area is estimated to be **37,462 sf**.

The site is essentially level to both Westminster Highway and No. 4 Road.

LEGAL DESCRIPTION

East Half Lot 12 Except: Firstly: The Northerly 33 Feet Shown on Plan with Bylaw Filed 16918; Secondly: Part Shown on Bylaw Plan 55607; Thirdly: Parcel “B” (Bylaw Plan 64702). Block A Section 10 Block 4 North Range 6 West New Westminster District Plan 1305

PID: 004-248-023

SERVICES

All local services are available to the site including sanitary sewer, storm sewer, city water, telephone, cable, BC Hydro power and FortisBC gas.

ENVIRONMENTAL

A Certificate of Compliance for the site has been issued “to certify that as of January 2, 2015 the lands described herein have been satisfactorily remediated to meet Ministry of Environment standards for commercial land.”

The Certificate of Compliance does not provide for residential uses as indicated in the Official Community Plan and therefore the Certificate of Compliance will require modification prior to, or in conjunction with, the development of the property, if the property is developed solely for residential uses.

ZONING

The property is currently zoned CG2, Gas and Service Stations.

The Official Community Plan for the City of Richmond indicates that the property is located in an area designated for Neighbourhood Residential. The McLennan North Sub-Area Plan designates the property as Residential Area 4, which provides for one and two family dwellings and townhouses (2½-storeys typical, 3-storeys maximum where a maximum 30% lot coverage is achieved). Permitted densities are 0.55 F.A.R.

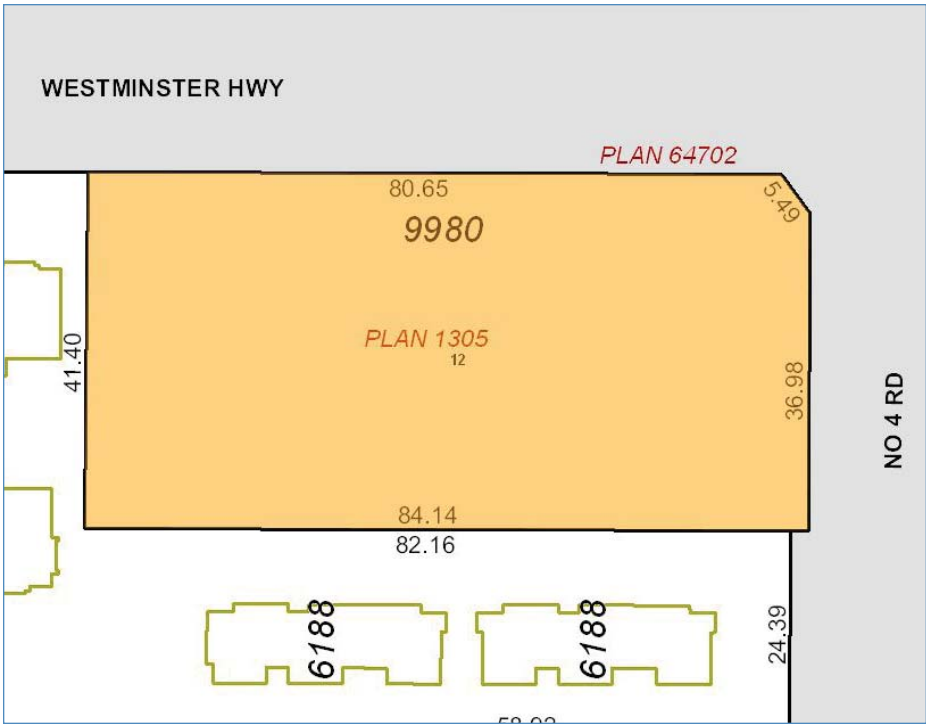
PROPERTY TAXES (2014)

\$55,765.95

ASKING PRICE

\$4,500,000





OFFERING PROCESS

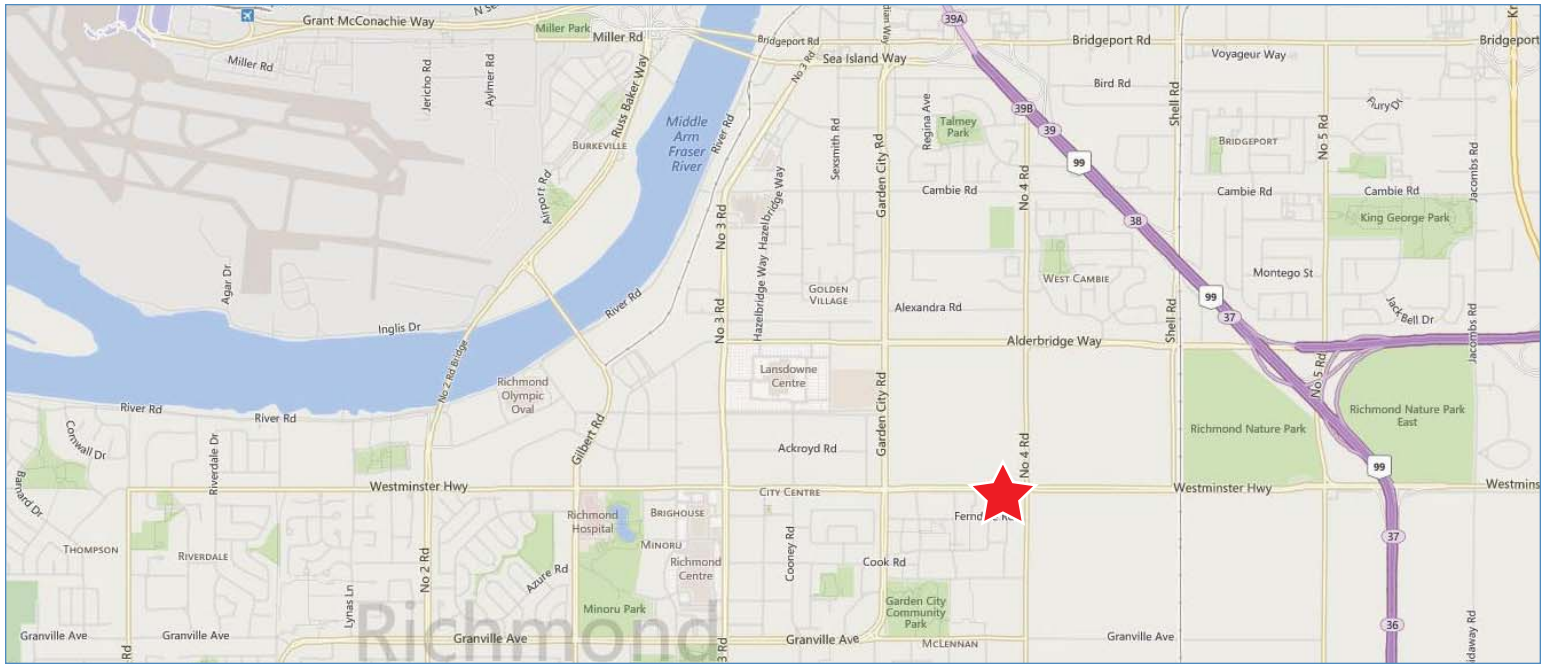
The Vendor, Imperial Oil Limited (IOL), will consider the submission of Letters of Intent (LOI) on IOL's standard form, a copy of which shall be provided by the Vendor's Exclusive Agent, Cushman & Wakefield Ltd. (C&W) to qualified purchasers. The Vendor's preference is to receive LOIs on or before **June 4th, 2015**.

LOIs submitted, will be reviewed by the Vendor and qualified based on price and terms. Qualified purchasers will then be asked to execute a Confidentiality Agreement, that will provide the qualified purchasers access to a "Confidential Data Room" which will contain, among other items, copies of all relevant environmental reports completed by IOL to date. The Vendor will also provide the qualified purchasers with a copy of the Vendor's Offer to Purchase form for review and submission within a designated period of time.

9980 WESTMINSTER HIGHWAY, RICHMOND, BC

37,462 sf Development Site

FOR
SALE



DAVID CANNING
VICE PRESIDENT
604.640.5833
david.canning@ca.cushwake.com



E.&O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield Ltd. The depiction in the included photographs of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. 04/15 bg