



Agricultural Land Investment Opportunity

11020, 11100, 11300 No. 4 Road, Richmond BC - 15.097 Acres



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Opportunity

Excellent opportunity to purchase 15.097 acres of agricultural land in the heart of Richmond BC with holding income.

Location

The Property is located in South Richmond BC, home to approximately 190,500 people. Richmond is an ethnically diverse growing and dynamic urban centre with a unique mix of residential and commercial property, agricultural lands, industrial parks, waterways and natural areas.

The Property is surrounded by agricultural land to the west and south, and residential housing to the north. To the immediate east is agricultural land, however just a short distance further east, is Ironwood Plaza, a 156,000 sf retail shopping plaza home to major tenants as London Drugs, Save-on-Foods, and Boston Pizza, just to name a few. The site is currently improved with a single family residential home and an Art Knapp garden centre; Art Knapp Plantland is a Canadian owned and operated chain of garden centres. Currently there are 15 Art Knapp stores throughout British Columbia.

Listing Price

\$7,145,000

Site Details

Property Address	Size	Tenant	Term	Rent per Annum
11100 No. 4 Road	9.562 acres	Single Family Residential Home	Month to Month	\$21,000
		Farm	Sep 1, 2011 - Aug 31, 2016	\$12,000
11020 No. 4 Road	0.535 acres	Art Knapp Plantland	Sep 1, 2011 - Aug 31, 2016	\$15,000
11300 No. 4 Road	5.0 acres		July 1, 2010 - June 30, 2015	\$ 5,000

Zoning

The Subject Property is currently zoned AG1 (Agricultural) which provides for a wide range of farming and compatible uses consistent with the provisions of the ALR. AG1 zoning is for traditional sites zoned for agricultural purposes.

Site Details

PROPERTY 1

Civic: 11100 No. 4 Road

PID: 006-617-018

Legal: Lot 3 Except: Firstly; Part Subdivided by Plan 35307; Secondly: Parcel "D" (Bylaw Plan 73217) Section 2 Block 3 North Range 6 West New Westminster District Plan 31654

Site Size: 9.562 acres

PROPERTY 2

Civic: 11300 No. 4 Road

PID: 007-144-377

Legal: Lot 5 Section 2 Block 3 North Range 6 West New Westminster District Plan 35307

Site Size: 5.0 acres

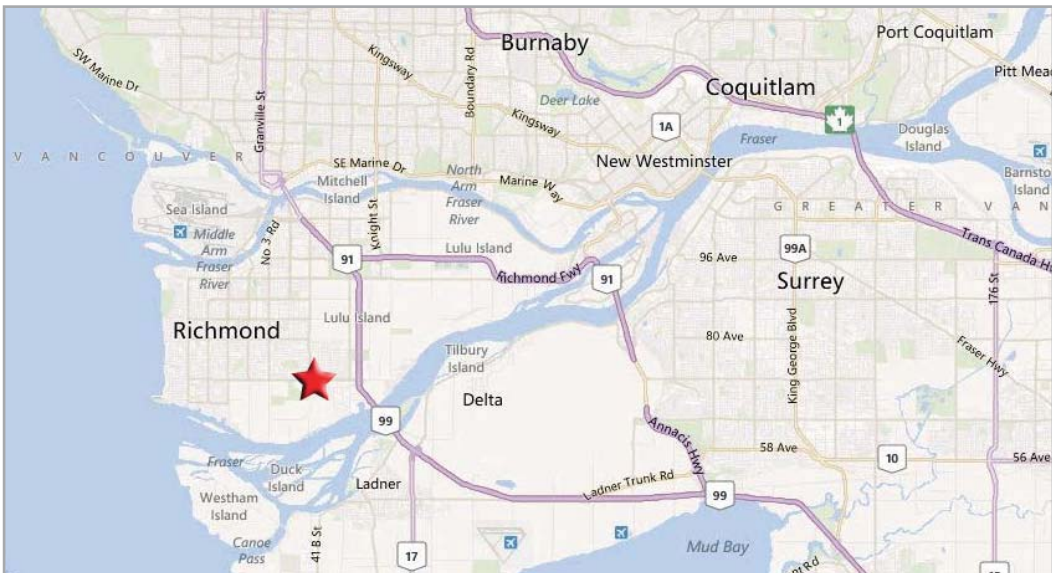
PROPERTY 3

Civic: 11020 No. 4 Road

PID: 004-872-550

Legal: Parcel A (Explanatory Plan 14750) of Parcel One (Reference Plan 6327) of Parcel C (Reference Plan 4321) Section 2 Block 3 North Range 6 West Except: Parcel E (Bylaw Plan 73217) New Westminster District

Site Size: 0.535 acres



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