

# Richmond's Premier City Centre Development Site

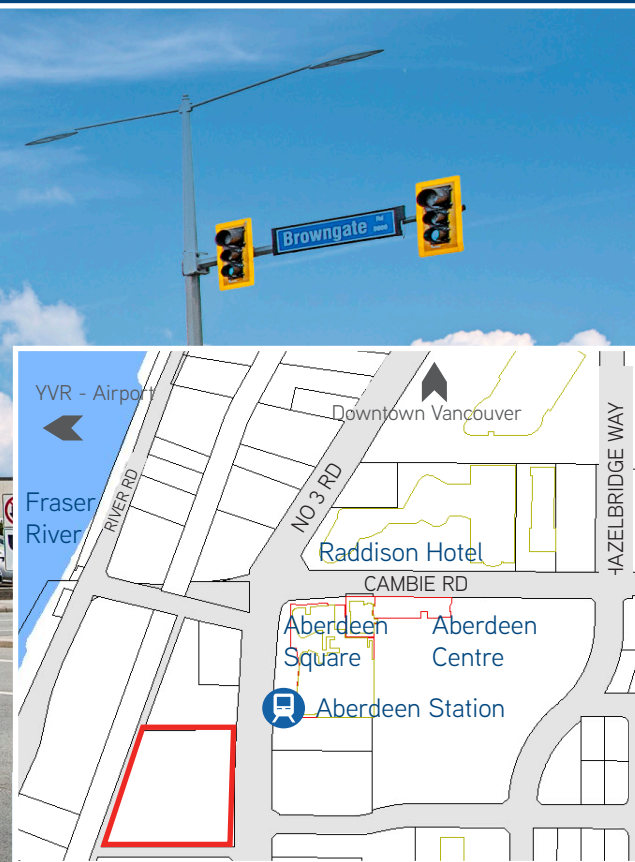
4211 No. 3 Road, Richmond, BC



## DEVELOPMENT HIGHLIGHTS

- > 101,408 SF site with maximum achievable height of 35 metres and 3.0 FAR for commercial uses
- > Ideally situated in the Richmond's City Centre across the street from Aberdeen Canada Line station
- > High exposure location at No.3 Road and Cambie Road with potential for views overlooking the river
- > Within minutes of Richmond's major shopping malls, restaurants, and hotels
- > 20 minutes from Downtown Vancouver and 9 minutes to Vancouver International Airport via the Canada Line





Civic Address:	4211 No. 3 Road, Richmond, BC
Legal Address:	Lot 18 Except: Firstly: Part Subdivided by Plan 70548; Secondly: Part on Plan LMP48197 Section 32 Block 5 North Range 6 West New Westminster District Plan 37477 PID: 002-419-823
Location:	The Property is located on the west side of No. 3 Road near the intersection of Cambie Road in Richmond's City Centre across the street from the Aberdeen Canada Line Station.
Site Area:	101,408 SF (2.33 acres)
Improvements:	Currently improved with a one-storey plus mezzanine 21,672 SF Acura auto dealership
Current Zoning:	CA (Auto-Oriented Commercial). Richmond's Official Community Plan takes precedence over this zoning.
Official Community Plan (OCP):	Aberdeen Village Plan Urban Centre T5, which provides for a maximum achievable height of 35 m and an FAR of 3.0 for properties developed for commercial uses.
Rental Income:	\$650,000 (per annum)
Taxes (2013):	\$181,328.59
Environmental:	Phase 1 Environmental Assessment is available upon request

## CONTACT US

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