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HomeLand Realty

8188 Granville Street

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2780 No. 3 Rd, Richmond, BC, V6X 2B3, Canada



Property Value	\$1,200,000
Type	Industrial Warehouse & Land
Style	Warehouse/Office/Residential
Parking	Open
Year Built	1966
Taxes	\$8,139.57
Living Area	3,631 sq.ft.
Lot Frontage	33 ft
Lot Depth	122 ft
Lot Size Area	4,026 sq.ft.

Description

This is your rare chance to buy a freestanding industrial building and land in a prime development area in the Bridgeport area of Richmond! This is a fantastic location that is just 1/2 block north of Bridgeport Road close to the Riverrock Casino and the huge new master development with hotels, casinos, shops and park land planned for Duck Island. There is a solid concrete block building on the site that was constructed in 1966. The building has two levels. There is office space at the front on the main floor (as well as some upstairs), a large warehouse area (48' X 33') with a 10' X 10' loading gate at the back and residential space with a one bedroom suite upstairs at the front. Total interior space is approximately 3,631 sq. ft.

The lot is approximately 4,026 sq. ft. with 33' of frontage and 122' of depth. The site is zoned IL - Light Industrial Zoning which allows for animal daycare, commercial storage, general industrial, manufacturing, recycling, vehicle repair and restaurants. Potential for land assembly with adjoining properties would allow for T5 zoning which would allow an 8-16 storey building.

A Stage I Environmental Study has already been completed that states that no further investigation is recommended.



