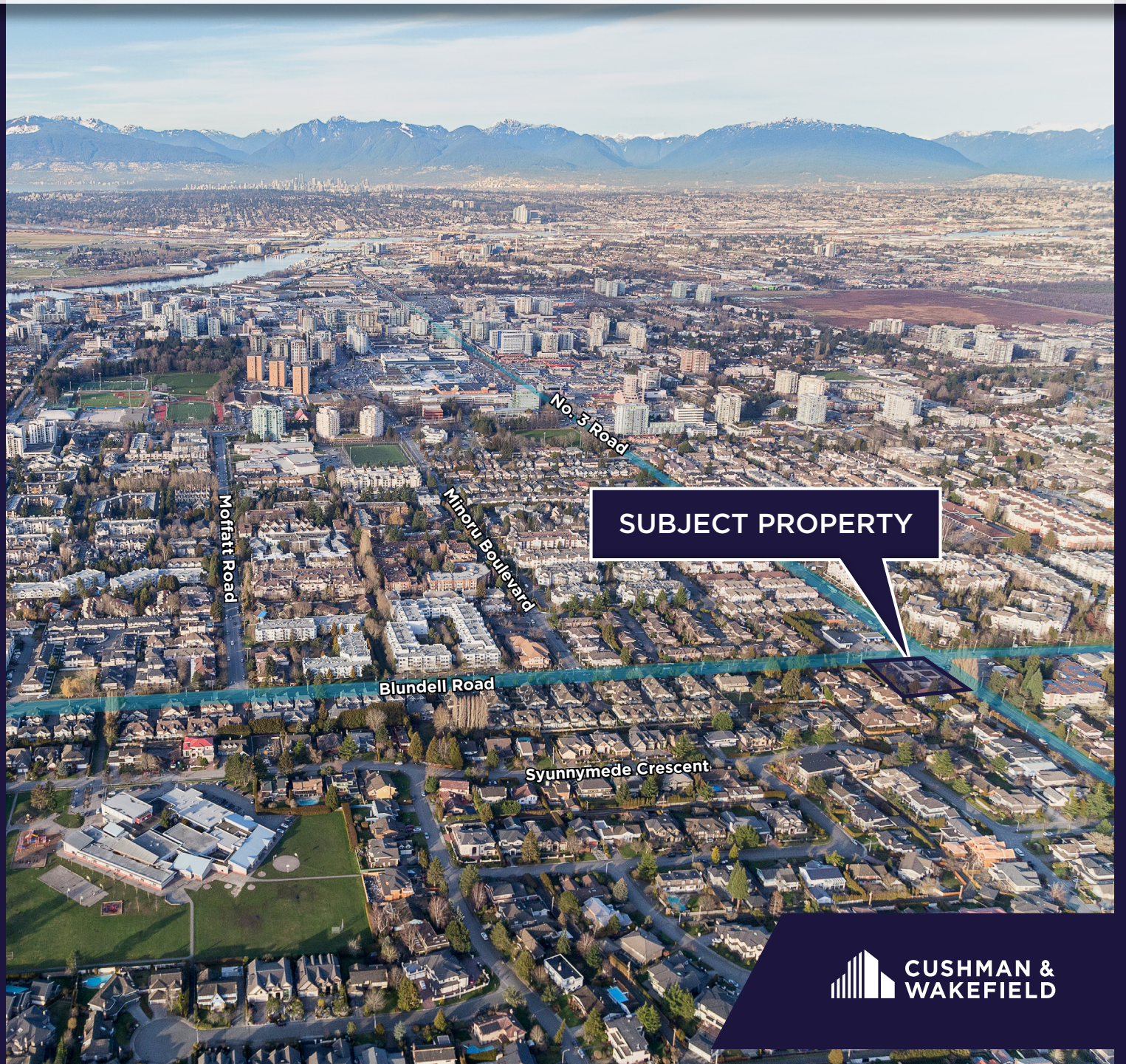


# FOR SALE

# 8011 NO. 3 ROAD

RICHMOND, BC



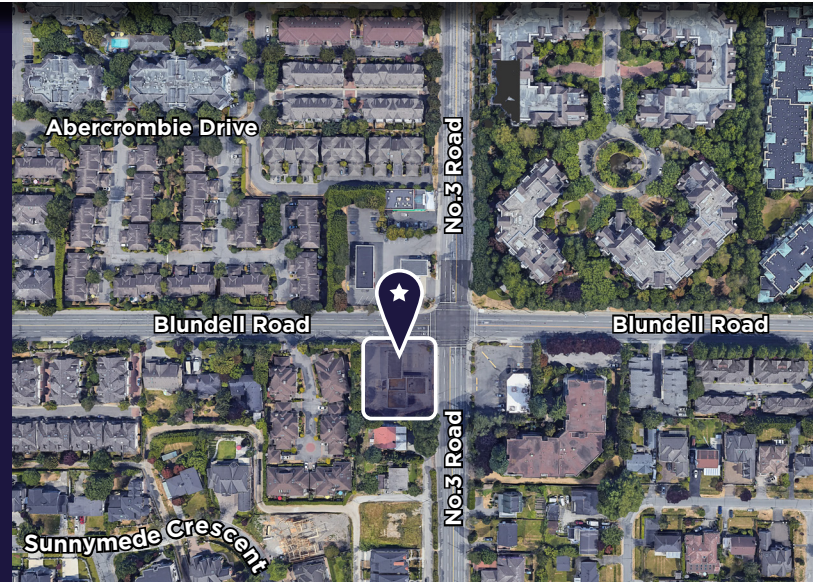
CUSHMAN &  
WAKEFIELD



# FOR SALE

# 8011 NO. 3 ROAD

RICHMOND, BC



## LOCATION

The subject site is located on the southwest corner of Blundell Road and No. 3 Road, the property offers excellent exposure to all traffic travelling east/west along Blundell Road and north/south on No. 3 Road.

Situated on the boundary of the Broadmoor and Garden City neighborhoods of the City of Richmond, the site lies within minutes of Richmond Centre Mall, Brighthouse Skytrain Station and the Minoru Community Centre, to the north, and between Ironwood and Steveston Village to the south.

## SITE DESCRIPTION

The site is rectangular in shape and offers frontages on Blundell Road of  $\pm 145.7$  feet and on No.3 Road of  $\pm 149.7$  feet.

The total site is estimated to be  $\pm 21,801.97$  square feet.

## LEGAL DESCRIPTION

Lot 40, Block 4N, Plan NWP23775, Section 20, Range 6W,  
PID - 000-704-849

## ZONING

The subject site is currently zoned CG2 - Commercial Zone Gas and Service Stations in the Official Community Plan (OCP). The zoning allows for gas station, retail convenience, car wash and also includes the servicing and repair of vehicles.

The area surrounding the site is predominantly larger single family lots but the current OCP envisions further density through 6-storey residential apartments at the Broadmoor Shopping Centre and townhouse developments along No. 3 Road, Williams Road and Garden City Road. With City of Richmond Approval, through a re-zoning application and an OCP amendment, this site could be redeveloped with a mixed commercial and residential rental project.

## PROPERTY TAXES

\$25,011.51 (2024)

## ASKING PRICE

Please contact listing agents



# FOR SALE

## 8011 NO. 3 ROAD | RICHMOND, BC



**For more information, please contact:**

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