

# 8011 NO. 3 ROAD

RICHMOND, BC

CORNER LOT WITH  
DEVELOPMENT POTENTIAL

ASSEMBLY POTENTIAL TO  
CREATE A SITE UP TO  
39,000 SF



## THE 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, Brighouse Skytrain Station and the Minoru Community Centre, to the north, and between Ironwood and Steveston Village to the south.

## SITE AREA

**Total Area** ±21,801.97 SF ( $\pm 145.7' \times \pm 149.7'$ )

## SITE SHAPE

Generally regular shaped corner lot with frontage onto Blundell Road and No. 3 Road.

## ZONING

CG2 // Commercial Zone

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.

Official Community Plan Targeted Update expected by the end of 2025.

## ASSEMBLY POTENTIAL

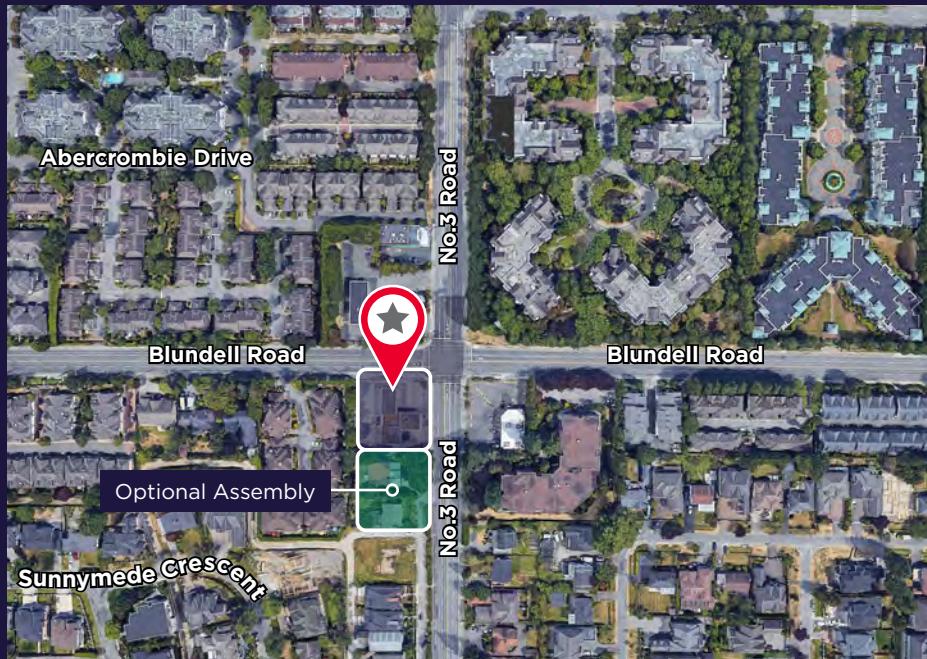
Optional assembly of 8071 and 8091 No. 3 Road, adding approximately 18,000 SF to the site.

## PROPERTY TAXES

\$32,271.93 (2025)

## ASKING PRICE

Please reach out to listing agents



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PLEASE CONTACT US FOR MORE INFORMATION:

**MATTHEW MACLEAN**

Personal Real Estate Corporation  
Executive Vice President  
Commercial Sales & Leasing  
D: +1 604 640 5855  
M: +1 604 897 7104  
matthew.maclean@cushwake.com

**WILL MCQUEEN**

Associate  
D: +1 604 640 5802  
M: +1 604 880 5238  
will.mcqueen@cushwake.com

700 West Georgia Street, Suite 1200

Vancouver, BC V7Y 1A1

+1 604 683 3111

**cushmanwakefield.ca**



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