

**ACTIVE**  
**C8057768**

**3085 4000 NO. 3 ROAD**  
**West Cambie**  
**Richmond**  
**V6X 0J8**

**For Sale**  
**Retail**

For Sale Price: **\$350,000**  
Leased/Sold Date:  
Leased/Sold Price: /

Additional Property Types:  
**Retail**

Listing Map: 



Zoning: **ZC27** Gross Prop **\$2,658.45** Tax Yr: **2023** Sale **Asset**  
P.I.D.#: **029-120-632** Building/Complex Name: **ABERDEEN SQUARE**

**Investor or start your own business boss alert! This 334 SF retail store located in the heart of "ABERDEEN SQUARE" in downtown Richmond, with easy access to Canada Line sky train station at the same floor with visible exposure and convenience, also directly connected to Aberdeen Shopping Centre and Aberdeen Residences Tower, next to the food court. RBC is an anchor bank in the building. Hotel just across the street, makes more pedestrian traffic, ample parking, close to mall's parking entrance, elevator, etc. Already improved from shell and ready to go. Ideal for all kinds of retail business. Currently vacant, Easy to show by appointment.**

**MEASUREMENTS:**

Subj. Space Sq.Ft: **334** Space Avail for Lse: **334**  
Subj. Space Width: **15** Whse/Indust.Sq.Ft:  
Subj. Space Depth: **21** Office Area Sq. Ft:  
Land Size Sq. Ft. **334.00** Retail Area Sq. Ft: **334**  
Land Size Acres: **0.01** Mezzanine Sq. Ft:  
Acres Freehold: Other Area Sq. Ft: **12**  
Acres Leasehold: Main Resid. Sq.Ft:  
Subj Prop Width ft.: **15.00** Min. Divisible Space:  
Subj Prop Depth ft.: **21.00** Max. Contig. Space:

**LEASE DETAILS:**

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?:  
Strata Fees/Month: **\$635.43**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Freehold**  
First Nat.Res:  
Occupancy: **Vacant**

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:  
  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings: **1** # of Docks  
# of Storeys: **6** # of Grade Doors:  
# of Elevators: **3** # of Loading Doors:  
# Parking Spaces: **1** Clear Ceiling Ht (ft): **8.00**  
Year Built: **2013** Class of Space: **AAA**  
Building Type: **Commercial Mix, Office Building, Shopping Centre**  
  
Construction Type: **Metal, Mixed, Steel Frame**  
  
Potential to Redevelop? **No** Comments:  
  
Environ. Assess.Done? **Not Applicable** Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
  
APOD Cap Rate

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:  
  
Minor Business Type:  
  
Business Name (d.b.a.):  
  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
  
Major Use Description:

**LISTING FIRM(S):**

- 1 Allie Lau Realty Ltd.
- 2.
- 3

**PRESENTED BY:**

**Allie Lau - CONTC: 604-328-3332**  
**Allie Lau Realty Ltd.**  
**allie@allielau.com**  
**http://www.allielau.com**



The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® (the Boards) and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates Personal Real Estate Corporation.