

ACTIVE
C8057459

923 6081 NO. 3 ROAD

For Lease
Office

Brighthouse
Richmond
V6Y 2B2

For Sale Price: **\$0**
Leased/Sold Date:
Leased/Sold Price: /

Additional Property Types:
Office

Listing Map: 



Zoning: **CD** Gross Prop **\$4,268.95** Tax Yr: **2023** Sale **Lease**
P.I.D.#: **800-167-311** Building/Complex Name:

Located Downtown Richmond Commercial District, 9th floor in THREE WEST CENTRE with beautiful city view. Spacious and bright office 503 sq ft facing NE with ample floor to ceiling windows, ready to move in on mid of February. Total has 3 separate private office room with reception area. Ideal for lawyer, accountant or any professional office use. Strata fee including hydro, heat and air-conditioning. Conference room on 6th floor. Convenience location walking distance to sky train, public transit, all banks, restaurants, City of Richmond, Richmond Centre, Community Centre etc. Call for viewing before it SOLD or LEASED.

MEASUREMENTS:

Subj. Space Sq.Ft: **503** Space Avail for Lse: **503**
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft: **503**
Land Size Sq. Ft. **503.00** Retail Area Sq. Ft:
Land Size Acres: **0.00** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width ft.: **0.00** Min. Divisible Space: **503**
Subj Prop Depth ft.: **0.00** Max. Contig. Space: **0**

LEASE DETAILS:

Lease Type: **Gross**
Lease Expiry Date:
Lse Term/Months: **1 YEAR PLUS**
Is a Sub-lease?: **No**
Strata Fees/Month: **\$449.41**
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Tenant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF: **\$0.00**
Est. Additional Rent / SF: **\$0.00**
Basic Rent per Month: **\$0.00**
Est. Add. Rent per Month: **\$0.00**
Basic Rent per Annum: **\$0.00**
Gross Rent per Annum/SF: **\$0.00**
Gross Rent per Month: **\$2,500.00**
Gross Rent per Annum: **\$0.00**

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: **1** # of Docks
of Storeys: **11** # of Grade Doors:
of Elevators: **2** # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: **1997** Class of Space:
Building Type: **Commercial Mix**
Construction Type: **Concrete Block, Concrete, 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:

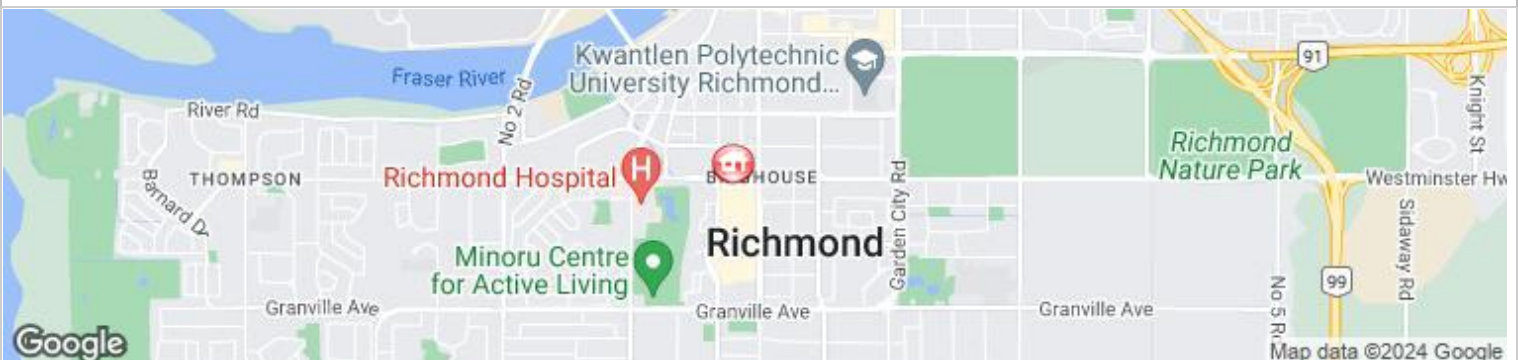
Major Business Type:
Professional/Administrative Services
Minor Business Type:
Professional Tech Services
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Reqd: **No**
Major Use Description:

LISTING FIRM(S):

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

PRESENTED BY:

Allie Lau - CONTC: 604-328-3332
Allie Lau Realty Ltd.
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