

ACTIVE
C8057934

923 & 924 6081 NO. 3 ROAD

For Sale
Retail

Brighthouse
Richmond
V6Y 2B2

For Sale Price: **\$560,000**

Additional Property Types:
Retail

Listing Map: 

Leased/Sold Date:

Leased/Sold Price: /



Zoning: **CD** Gross Prop **\$4,268.95** Tax Yr: **2023** Sale **Asset**
P.I.D.#: **024-017-868** Building/Complex Name: **THREE WEST CENTRE**

Located prime **Downtown Richmond Commercial District, 9th floor in THREE WEST CENTRE** with beautiful city view. Spacious and bright office 503 sq ft facing NW with ample floor to ceiling windows, ready to move in immediately. Total has 3 separate private offices room with reception area. Ideal personal use for lawyer, accountant or any business professional office or for investor. Strata fee including hydro, heat and central air-conditioning. Conference room on 6th floor. Convenience location walking distance to Canada Line sky train station, 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:	0.01	Mezzanine Sq. Ft:	
Acres Freehold:		Other Area Sq. Ft:	
Acres Leasehold:		Main Resid. Sq.Ft:	
Subj Prop Width ft.:		Min. Divisible Space:	503
Subj Prop Depth ft.:		Max. Contig. Space:	

LEASE DETAILS:

Lease Type:	Gross
Lease Expiry Date:	
Lse Term/Months:	12
Is a Sub-lease?:	No
Strata Fees/Month:	\$449.41
Seller's Int.:	Registered Owner
Int. In Land:	Strata
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:	11	# of Grade Doors:	
# of Elevators:	2	# of Loading Doors:	
# Parking Spaces:		Clear Ceiling Ht (ft):	8.00
Year Built:	1997	Class of Space:	AAA
Building Type:	High-Rise (5+ storeys), Commercial Mix, Office Building		
Construction Type:	Concrete Block, 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:

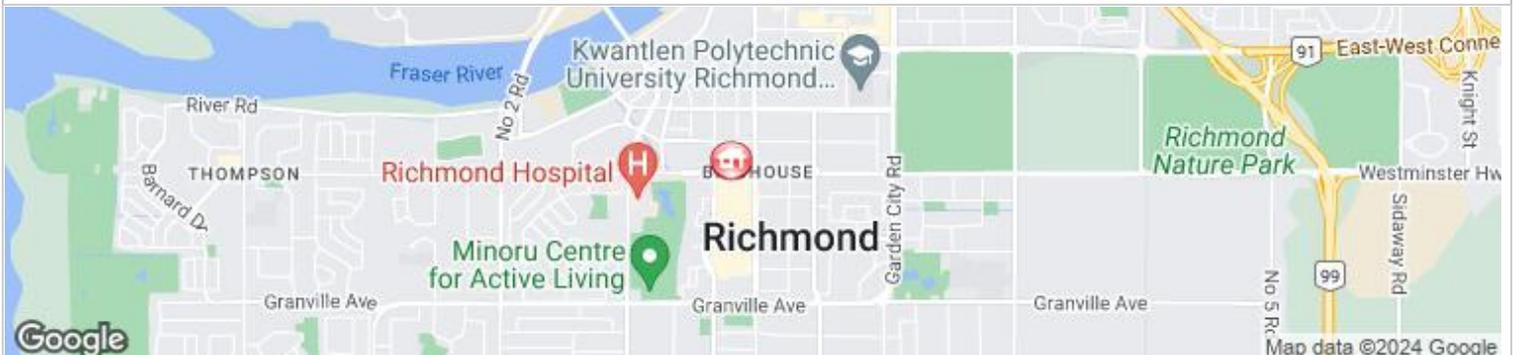
Major Business Type:	Professional/Administrative Services
Minor Business Type:	Professional Tech Services
Business Name (d.b.a.):	
Bus. Oper. Since (yr):	
Confidentiality Reqcd:	
Major Use Description:	

LISTING FIRM(S):

- Allie Lau Realty Ltd.
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PRESENTED BY:

Allie Lau - CONTC: 604-328-3332
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