

**Active**  
**C8068655**

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

**For Lease**  
**Retail**

Additional Property Types:

**Retail**

Listing Map: 

For Sale Price:

**\$0**

Leased/Sold Date:

Leased/Sold Price:

/



Zoning: **ZC27** Gross Prop T... **\$2,627.54** Tax Yr: **2024** Sale Type: **Lease**  
P.I.D.#: **800-177-928** Building/Complex Name: **ABERDEEN SQUARE**

Richmond landmark mature busy retail "ABERDEEN SQUARE" perfectly direct connecting to the Aberdeen sky train station, Aberdeen Shopping Center and Aberdeen Residences Tower. Well located with visible exposure from the sky train platform, Hotel just across street providing exposure and convenience. Unit on the 3rd floor, close access to Canada Line sky train, mall's parking entrance, elevator and next to the food court. Ideal for stable investment purpose or for owner's own usage. Already improved from shell and ready to go. Easy to show by appointment.

**MEASUREMENTS:**

Subj. Space Sq.Ft:	Space Avail for Lse:	<b>334</b>
Subj. Space Width	<b>15</b> Whse/Indust.Sq.Ft:	
Subj. Space Depth:	<b>21</b> Office Area Sq. Ft:	
Land Size Sq. Ft.	<b>334.00</b> Retail Area Sq. Ft:	<b>334</b>
Land Size Acres:	<b>0.01</b> Mezzanine Sq. Ft:	
Acres Freehold:	Other Area Sq. Ft:	<b>13</b>
Acres Leasehold:	Main Resid. Sq.Ft:	
Subj Prop Width ft.:	<b>15.00</b> Min. Divisible Spa...	<b>334</b>
Subj Prop Depth ...	<b>21.40</b> Max. Contig. Space:	<b>334</b>

**LEASE DETAILS:**

Lease Type:  
Lease Expiry Date:  
Lse Term/Months: **24 MONTHS +**  
Is a Sub-lease?: **No**  
Strata Fees/Month: **\$790.53**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Freehold**  
First Nat.Res:  
Occupancy: **Tenant**

**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: **\$64.67**  
Gross Rent per Month: **\$1,800.00**  
Gross Rent per Annum: **\$21,600.00**

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings:	# of Docks
# of Storeys: <b>6</b>	# of Grade Doors:
# of Elevators: <b>3</b>	# of Loading Doors:
# Parking Spaces: <b>1</b>	Clear Ceiling Ht (ft): <b>8.00</b>
Year Built: <b>2013</b>	Class of Space: <b>AAA</b>
Building Type:	<b>Commercial Mix, Office Building, Shopping Centre</b>

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:  
**General Retail**  
Minor Business Type:  
**GR - General Sales/Services**  
Business Name (d.b.a.):

Bus. Oper. Since (yr):  
Confidentiality Req'd: **No**

Major Use Description:

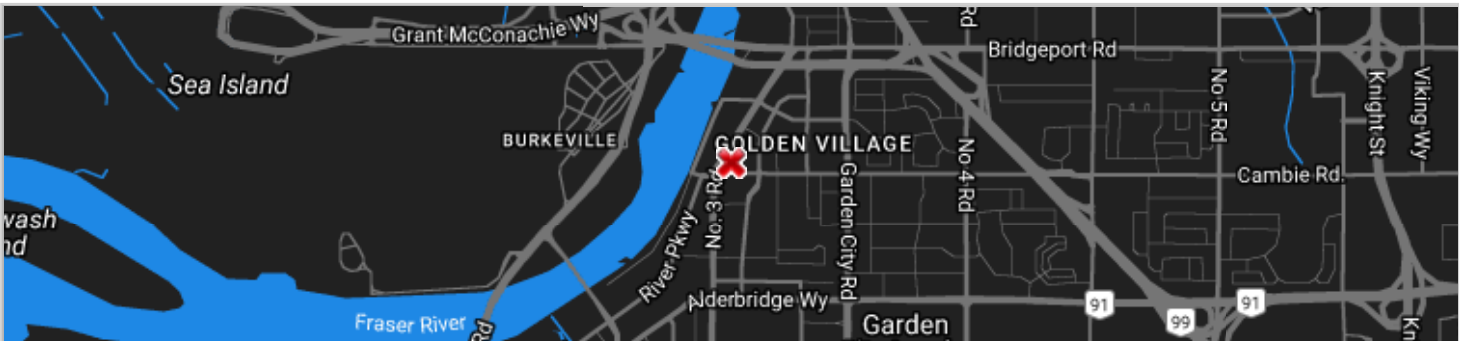
**LISTING FIRM(S):**

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

**PRESENTED BY:**

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Virtual Tour:



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