

Active
C8068656

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

For Sale
Retail

Additional Property Types:

Retail

Listing Map: 

For Sale Price:

\$350,000

Leased/Sold Date:

Leased/Sold Price:

/



Zoning: **ZC27** Gross Prop T... **\$2,627.54** Tax Yr: **2024** Sale Type: **Asset**
P.I.D.#: **029-120-632** Building/Complex Name: **ABERDEEN SQUARE**

Richmond landmark mature busy retail "ABERDEEN SQUARE" perfectly direct connecting to the Aberdeen sky ~rain 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:	334	Space Avail for Lse:	
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:	0.00	Mezzanine Sq. Ft:	
Acres Freehold:		Other Area Sq. Ft:	12
Acres Leasehold:		Main Resid. Sq.Ft:	
Subj Prop Width ft.:	15.00	Min. Divisible Spa...	334
Subj Prop Depth ...	21.40	Max. Contig. Space:	334

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/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:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:	# of Docks:	0
# of Storeys:	# of Grade Doors:	0
# of Elevators:	# of Loading Doors:	0
# Parking Spaces:	Clear Ceiling Ht (ft):	8.00
Year Built:	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:
General Retail
Minor Business Type:
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Req'd: **No**
Major Use Description:

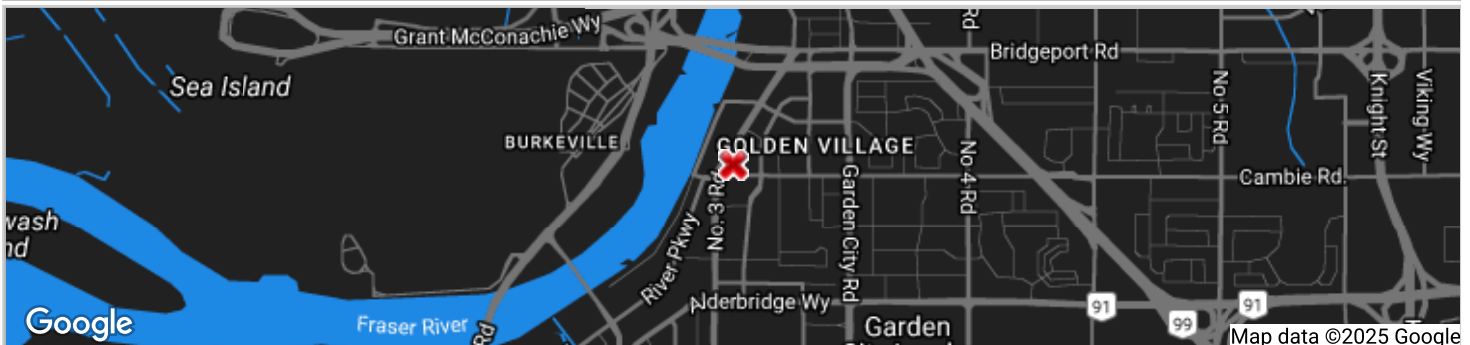
LISTING FIRM(S):

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

PRESENTED BY:

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

Virtual Tour:



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.