FOR LEASE

225 8600 Cambie Rd, Richmond, BC

- Strata Walk Up Office
- Size: 1,267 SF
- Ceiling Height: 9'
- Fully Renovated | Move-in Ready

Billy Yang

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*Personal Real Estate Corporation

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OPPORTUNITY

The property is improved with a multi-phase business park consisting of two-storey, stratified, mixed-use retail/office buildings containing a total of 107 strata units constructed circa 2004-2007. Surrounding by Major Shopping Centers, Transit Oriented Area, Skytrain Station, Bus Loop, Restaurants, Banks etc. major retails. Easy access to Hwy91/99, Knight Bridge, YVR Airport. The buildings have been constructed using structural steel frames with a mix of reinforced concrete, concrete block and precast concrete wall panels.

The City of Richmond Official Community Plan designates the General Land use for the property as General Urban T4 (25m) within the Aberdeen Village and within the City Centre Area Plan. The intent of this designation is to establish predominantly medium-density buildings of 4 storeys or less. Permitted land uses include light industrial, office, education, hotel, retail trade & services, restaurant, institutional, and other non-residential uses.

PROPERTY DETAILS

Address	225 8600 Cambie Rd, Richmond, BC
Strata Plan	BCS839
PID	026-242-788
Zoning	ZI7 - Industrial Business Park Limited Retail
Strata Lot	41
Year Built	2005
Size	1,267 SF
Construction	2 Storey Steel Frame
Property Taxes	$ 6,487.06
Basic Rent	$28 / SF / Annual

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PROPERTY HIGHLIGHTS

Location
Easy access to Aberdeen Center, Restaurants, Banks, Skytrain Station, Hwy91/99, Knight Bridge, and YVR Airport.

Power
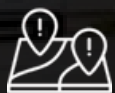3 Phase - 200 AMP

Ceiling Height
9 FT

Onsite Parking
2 Dedicated Onsite Parking Spots with additional vistor parkings lot

Features
Skylight window, fully renovated floor, A/C kitchenette, full washrooms with shower etc.

Zoning
ZI7- Industrial Business Park Limited Retail
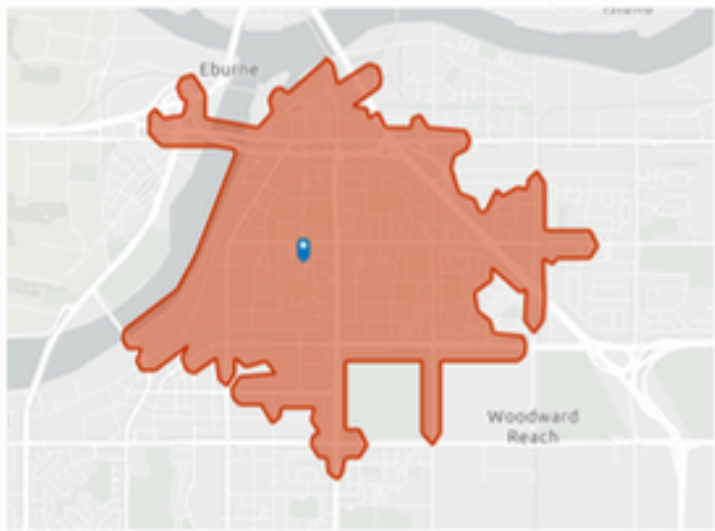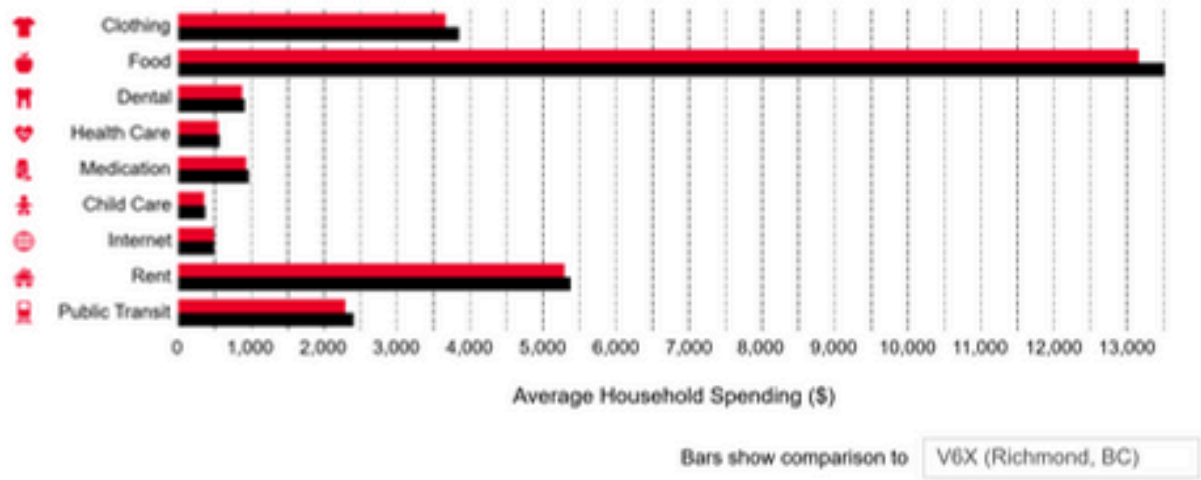Aberdeen Village (City Centre)

EXTERIOR PHOTOS

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INTERIOR PHOTOS

DEMOGRAPHICS & SPENDING
5 Min Drive

29,711 — POPULATION

43,974 — DAYTIME POPULATION

36.3 — MEDIAN AGE

9.8% — UNEMPLOYMENT RATE

92% — VISIBLE MINORITY POPULATION

1,841 — 2023 Ind: 54 Prof Scient & Tech

0.5 — AVG. CHILDREN PER HOUSEHOLD

CA$93,108 — AVERAGE HOUSEHOLD INCOME

CA$72,337 — MEDIAN HOUSEHOLD INCOME

762 — 2023 Ind: 41 Wholesale Trade

981 — 2023 Ind: 31-33 Manufacturing

940 — 2023 Ind: 48-49 Transp & Warehous

HOUSEHOLD SPENDING

Average Household Spending ($)

Bars show comparison to V6X (Richmond, BC)

EDUCATIONAL ATTAINMENT
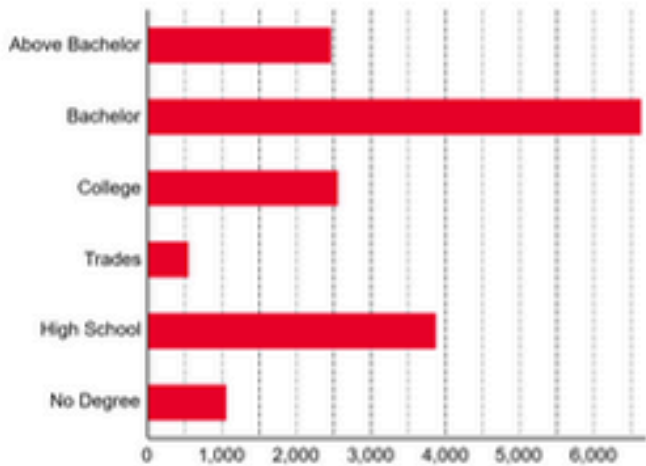
ZONING & PERMITTED USE

ZI7-Industrial Business Park Limited Retail Aberdeen Village (City Centre)

Full Zoning Bylaw:
https://www.richmond.ca/__shared/assets/ZI724176.pdf

Permitted Uses:

- animal grooming
- broadcast studio
- child care
- education, commercial
- government service
- health service, minor [Bylaw 8760, May 16/11]
- industrial, general
- library & exhibit
- manufacturing, custom indoor
- office
- parking, non accessory
- recreation, indoor
- retail, general
- service, personal
- studio
- veterinary servic

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