

SUITE  
1297



Suite 1297, 3779 Sexsmith Road | Richmond, BC

## FOR SALE

### Strata Office at Continental Shopping Centre

Continental Shopping Centre is located at the corner of Cambie Road and Sexsmith Road, in the heart of Richmond's golden shopping village.

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**NAI Commercial**  
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**Suite 1297**  
**3779 Sexsmith Road**  
Richmond, BC

### Legal Description

Strata Lot 41 Section 28 Block 5 North Range  
6 West New Westminster District Strata Plan  
LMS2765

### PID

023-733-144

### Improvement

Nicely improved with one large room, a reception and an office. The previous use was a learning centre. The space has HVAC and opening windows.

### Area

660 SF on the second floor facing North.

### Tenancy

Vacant as of July 1, 2026

### Parking

2 stalls

### Strata Fees

Approx. \$390/month

### Property Taxes (2025)

\$3,319

### Zoning

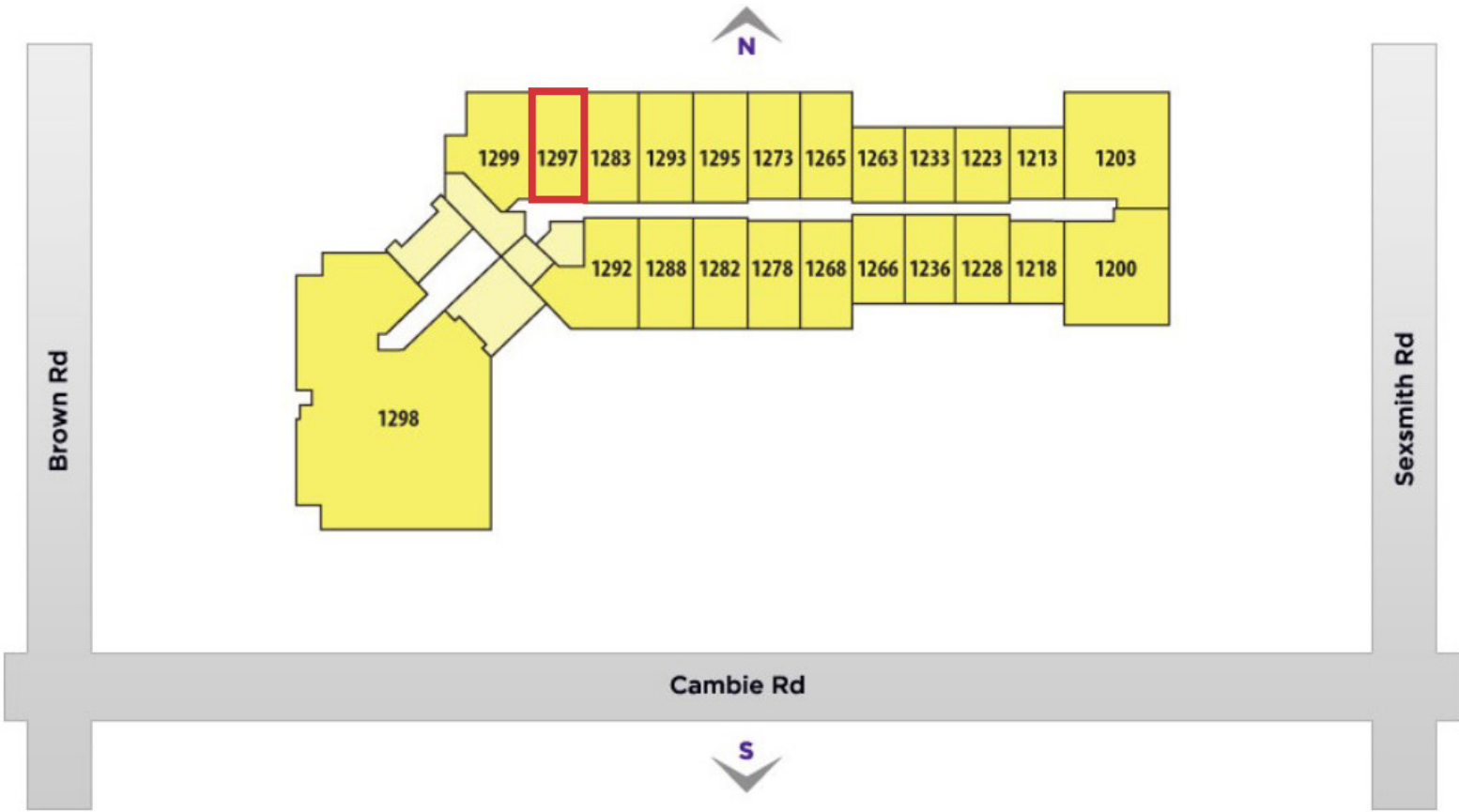
CA - Auto-Oriented Commercial

### Price

\$495,000



# Upper Level Floor Plan





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