

FOR SALE

Empire Centre Strata Unit

Unit 133, 4600 No. 3 Road, Richmond



- Rarely available exterior-facing unit at Empire Centre
- Prime high-exposure retail location along No. 3 Road
- Direct access with strong pedestrian and vehicular traffic
- Surrounded by Richmond's top retail centres and amenities
- Steps from Canada Line SkyTrain Station

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OPPORTUNITY

A unique opportunity to acquire a 709 SF exterior strata unit at Empire Centre, 4600 No. 3 Road, in Richmond's commercial core. This high-exposure unit offers excellent visibility and benefits from strong pedestrian and vehicular traffic.

The unit features an efficient and flexible layout, suitable for a wide range of retail and service uses. Its exterior-facing frontage provides direct access and enhanced signage opportunities, making it ideal for both owner-users and investors.

Strategically located within a high-density commercial and residential area, and just steps from Richmond Centre, Lansdowne, and the Canada Line SkyTrain, this property is well positioned within one of Richmond's most active retail corridors.

SALIENT FACTS

CIVIC ADDRESS Unit 133, 4600 No. 3 Road,
Richmond

LEGAL ADDRESS STRATA LOT 3 SECTION
33 BLOCK 5
NORTH RANGE 6 WEST
NEW WESTMINSTER.
DISTRICT STRATA PLAN
LMS4082

PID 024-675-580

UNIT SIZE 709 sf

Zoning CA -Auto-Oriented
Commercial

Strata Fee \$661.66

PROPERTY TAX \$6,039.13
(2025)

ASKING PRICE \$1,380,000



EMPIRE CENTRE

Empire Centre is a well-established retail hub along No. 3 Road, Richmond's primary commercial corridor. Positioned within one of the city's busiest retail clusters, it benefits from strong daily foot traffic and excellent accessibility.

- Situated within a dense commercial and residential catchment
- Strong food and beverage presence driving consistent daily traffic
- Popular destination for both local residents and visitors



Strategically positioned within Richmond's most active Asian retail corridor



- High-exposure retail complex with strong pedestrian and vehicular traffic
- Diverse tenant mix including restaurants, cafes, beauty services, and specialty retail

- Ample on-site parking with surface and parkade access
- Steps from Aberdeen Centre, Yaohan Centre, and Canada Line SkyTrain



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LOCATION:

Parker Place - 200m

Aberdeen Centre - 500m

Aberdeen SkyTrain station - 500m



Walker's Paradise

Daily errands do not require a car.

For more information please contact:

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