

FOR SALE

**20.778-acre Institutional/Agricultural
Property with over 800 ft. of frontage on
No 5 Road and Highway 99**

9220 No 5 Road, Richmond, BC



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9220 NO 5 ROAD RICHMOND, BC

LEGAL DESCRIPTION

PARCEL "ONE" (618076E) OF PARCEL "C" (REFERENCE PLAN 1262) SECTION 30 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT

PID

007-397-038

LOCATION

The Property located on the east side of No. 5 Road just north of the intersection of No 5 Road and King Road in south central Richmond, BC

THE SITE

The Property is fairly level and extends from No.5 Road, on the west boundary, to Highway 99 on the east boundary. It is rectangular, but slightly irregular in shape, with frontage on No 5 Road of approximately 822 ft. and frontage on Hwy 99 of 819 ft. with an average depth of approximately 1,103 ft for an approximate site area of 20.778 acres.

ZONING AND USE

The zoning of the Property is "AG1 Agricultural" and is within the Agricultural Land Reserve (ALR). The Property is within the "No 5 Road Backlands Policy Area which may permit the westerly 110 metres or 360 ft. facing No. 5 Road to be used for Religious Assembly uses provided the remaining lands are actively farmed. See the OCP and No 5 Road Backlands Policy for further information.

TENANCY & INCOME

The Property is leased for three years until April 30, 2023 for \$6,500 per annum triple net with an option to renew for a further three years for \$7,500 per annum triple net.

PROPERTY TAXES (2021)

\$946.53

PRICE

\$25,000,000.00

 For further information please sign and return the Confidentiality Agreement that can be accessed [here](#). If you are an Agent please sign along with your client.





Drive time to

Downtown Richmond	8 min
YVR	15 min
Downtown Vancouver	25 min
US Border	30 min

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