



Unit 170 - 8279 Saba Rd | Richmond, BC

COURT ORDERED SALE | Commercial Retail Unit

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Unit 170 - 8279 Saba Rd

Richmond, BC

Opportunity

To acquire a well-positioned strata retail unit located in Richmond's vibrant urban centre, offering approximately 448 sq. ft. of efficient commercial space with an existing fit-out suitable for a variety of retail or service uses. The unit benefits from high exposure to strong pedestrian and commuter traffic, given its proximity to Richmond-Brighouse SkyTrain Station and nearby retail amenities.

Location

The property is located on the north side of Saba Road between Buswell Street and Cooney Road in the City Centre of Richmond. The unit fronts on to Lang Neighborhood Park. The unit is walking distance from the Richmond Brighouse Skytrain Station. The Richmond Public Market is located to the north of the development in which the unit is located.



Salient Details

Legal Description

Strata Lot 197, Block 4N, Plan LMS2461, Section 9, Range 6W, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1.
PID: 023-470-925

Unit Area

448 SF

Year Built

1996

Zoning

CDT-1 – Downtown Commercial
The zone provides for a broad range of commercial, service, business, entertainment and residential needs typical of a City Centre.

Assesed Value (2025)

\$502,200

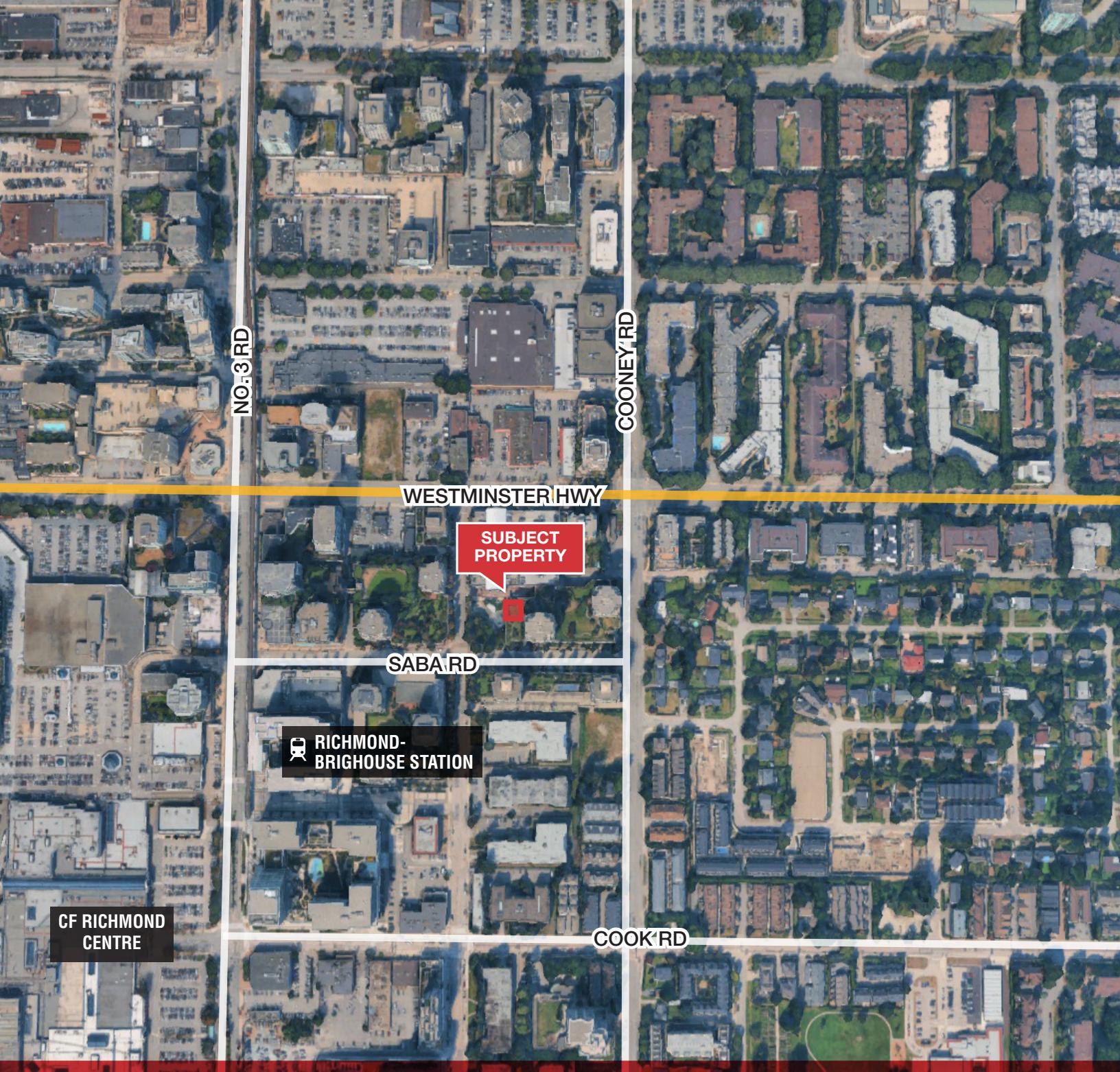
Gross Taxes (2025)

\$4,326.47

Price

\$512,000

All offers subject to Court Approval.



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