



**6610 - 8181 Cambie Road**  
Richmond, BC

## Opportunity

Opportunity to acquire 1,470 SF corner office space in the Radisson Hotel. The property is located within proximity to the Aberdeen SkyTrain Station at the northeast corner of Cambie Road and No. 3 Road.

### Brian Mackenzie

Vice President  
604 691 6618  
bmackenzie@naicommercial.ca

### NAI Commercial

1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
[naicommercial.ca](http://naicommercial.ca)

## 6610 - 8181 Cambie Road, Richmond, BC

### Location

Located in the community of West Cambie in Richmond City Centre, on the northeast corner of Cambie Road and No. 3 Road and just north of the Aberdeen Skytrain station.

### Property Description

The Property is an improved shopping and office complex consisting of an 11-storey Radisson Hotel with a five-storey plus mezzanine commercial component, containing a total of 60 strata units constructed circa 1993.

The complex was constructed using a structural steel frame with a mix of reinforced concrete block behind a metal panel and glazed glass facade.

The plaza is serviced by three elevators, one set of escalators and a three level parkade and surface parking lot with two points of ingress and egress.

### Improvement

The suite is nicely improved as a learning centre with offices and meeting rooms. The suite is a corner unit facing south and west.

### Site Plan



## Property Details

### Civic Address

#6610/6615 - 8181 Cambie Road, Richmond

### Legal Address

Strata Lot 43/44, Block 5N, Plan LMS1162, Section 28, 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 or V, as appropriate.

### PID

018-553-435 / 018-553-443

### Unit Size Area

1,470 SF

### Zoning

ZC1 Hotel Commercial - Aberdeen Village (City Centre)

### Strata Fees

\$1,257 per month

### Property Taxes (2025)

\$7,413

### BC Assessment (2025)

\$882,600

### Price

\$848,000

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Vice President Leasing & Sales

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