

OFFICE BUILDING

# For Sale

8211 Cook Road, Richmond, BC

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**Civic Address**

8211 Cook Rd,  
Richmond, BC, V6Y  
1V3

**PID**

004-919-611

**Neighborhood**

Brighthouse

**Zoning**

ZC47

**Year Built**

1987

**Gross Leasable Area**

5,771 SF

**Lot Dimension & Size**

42.67' x 194.81'

8,312 SF

**Parking Spots**

12

**Property Tax (2025)**

\$23,898.12

**Assessment (2025)**

\$2,784,000

**Asking Price**

Contact Agent

# Property Details

Iconic Properties Group is pleased to present **8211 Cook Road**, Richmond, a well-positioned **two-storey office building** in the heart of **Richmond's city centre**. Featuring a total net rentable area of **5,771 square feet**, the property is fully leased to four established dental office tenants, providing investors with secure income in one of Metro Vancouver's most dynamic commercial hubs. With excellent accessibility and on-site parking, this asset represents a reliable, long-term investment opportunity.

**Functional Office Asset**

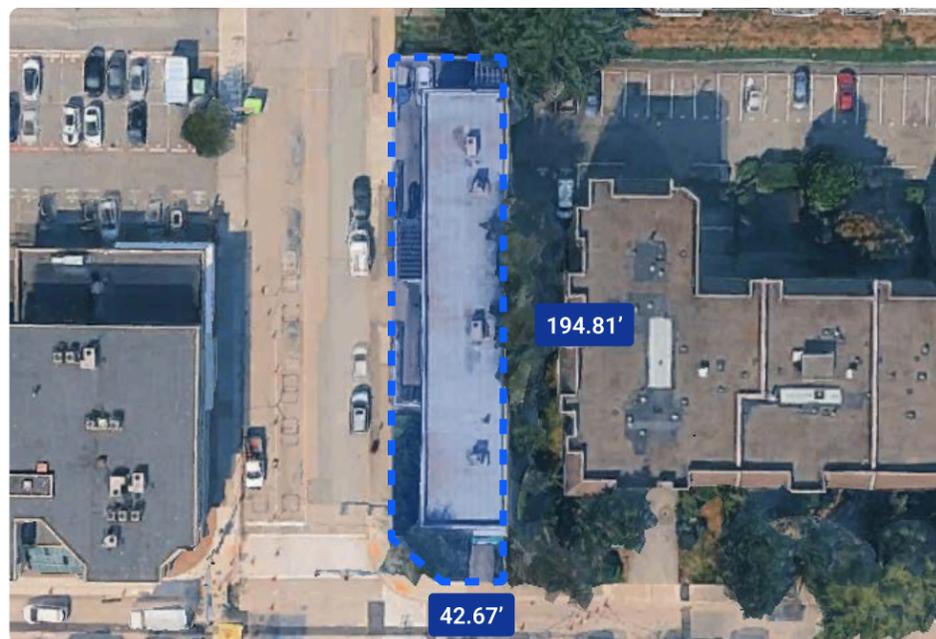
Purpose-built for **professional medical and office use**, the building is efficiently designed with functional layouts that meet the needs of dental and health care operators. **Six surface parking stalls** and **12 covered spaces** ensure ample parking for tenants and visitors alike, enhancing tenant retention and operational convenience.

**Prime City Centre Location**

Strategically located just steps from **Richmond Centre, Brighthouse SkyTrain Station, and major arterial routes**, 8211 Cook Road benefits from exceptional connectivity and visibility. Its central position within Richmond's business district ensures consistent demand from professional service providers and their clientele.

**Stable Income Investment**

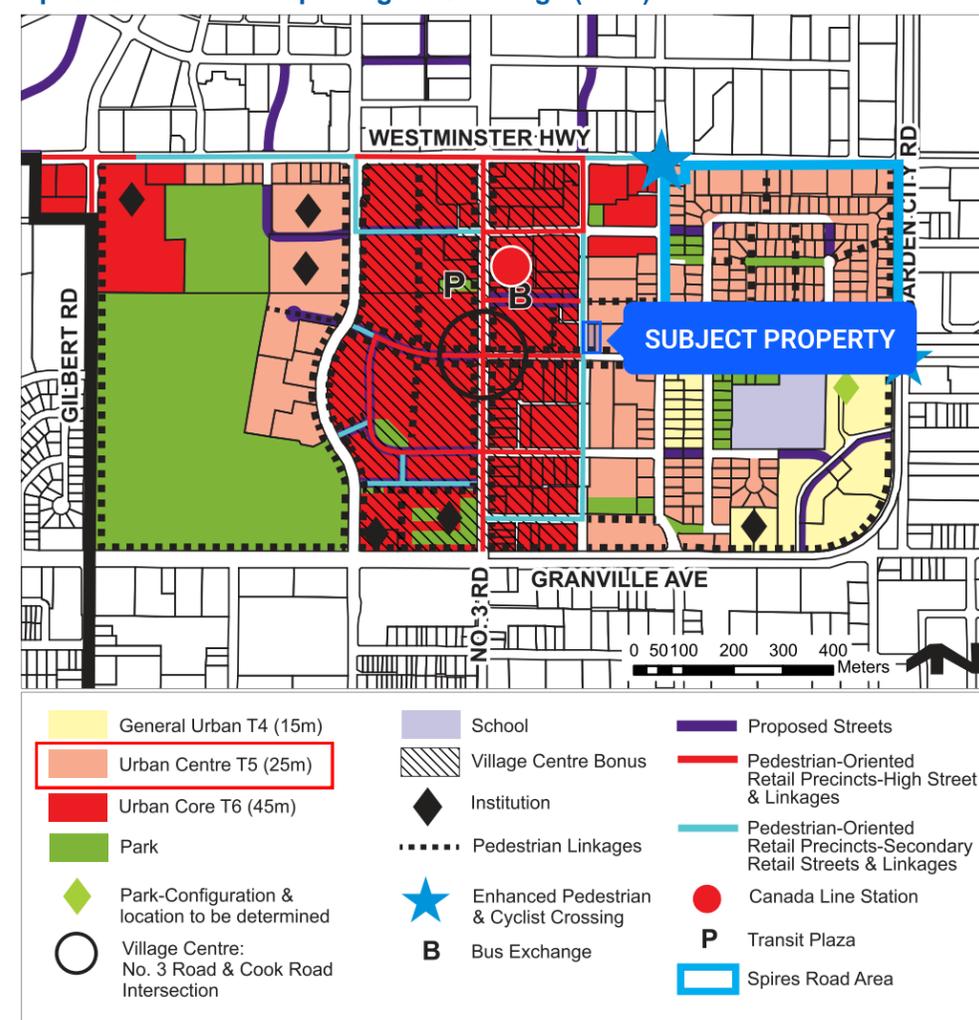
The property is **leased to four established dental tenants**, offering stable, predictable cash flow with minimal management requirements. Its tenant profile and central location make it a secure investment with steady returns, while its positioning within a high-growth urban core provides long-term value resilience.



All measurements, sizes, and dimensions are approximate and are provided for general information purposes only. The buyer is advised to verify all details independently to their own satisfaction.

This property is located in the **T5 Urban Centre** zone, which allows for mixed multi-family residential and commercial uses, making it ideal for future redevelopment.

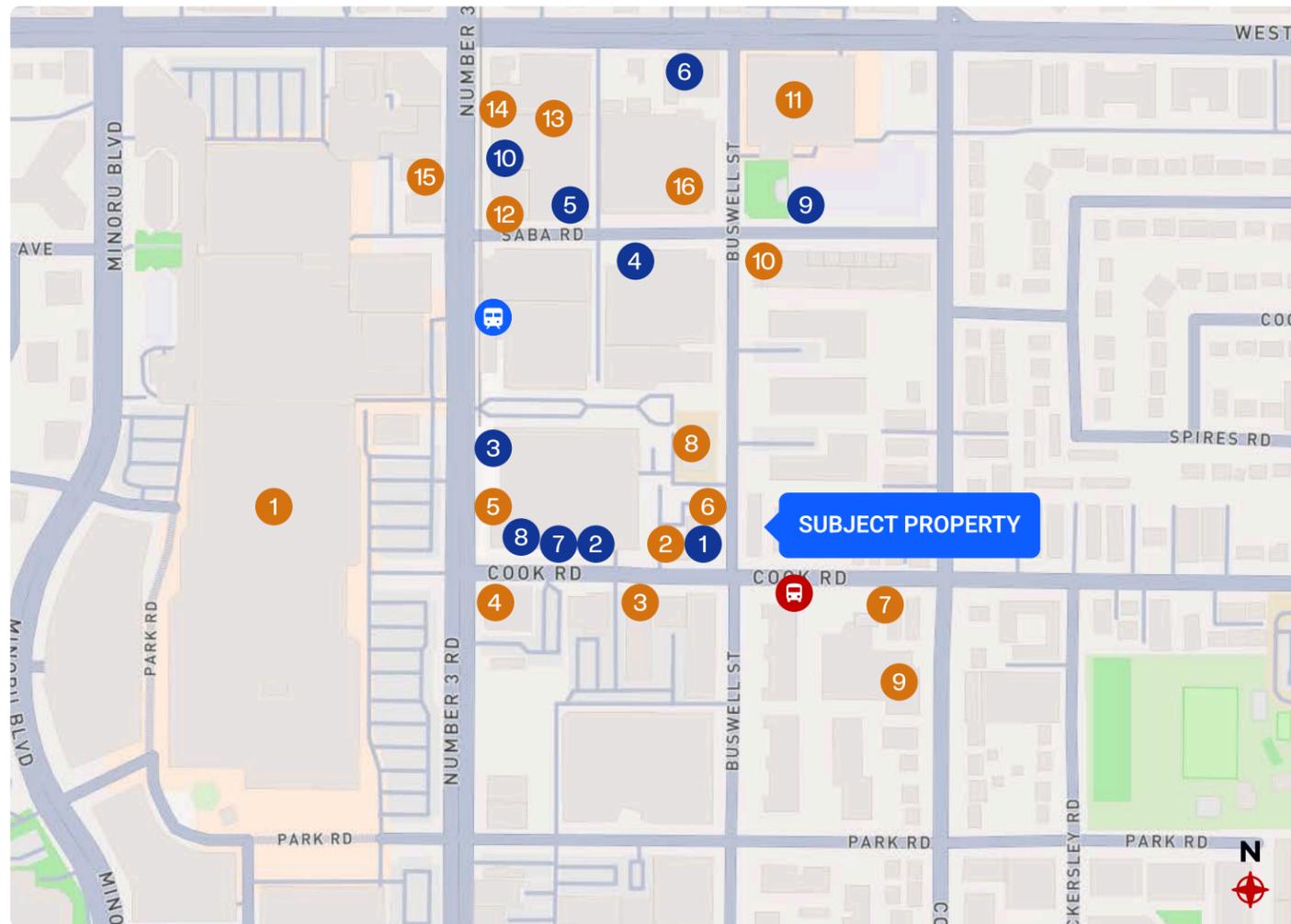
**Specific Land Use Map: Brighthouse Village (2031)** Bylaw 9892 2020/07/13



Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

Urban Centre (T5)		
<ul style="list-style-type: none"> <li>Residential permitted.</li> <li>Overlays:                             <ul style="list-style-type: none"> <li>a) Institution;</li> <li>b) Pedestrian-Oriented Retail Precincts - "Secondary Retail Streets &amp; Linkages".</li> </ul> </li> </ul> <p>Additional Land Use Considerations:</p> <ul style="list-style-type: none"> <li>a) Community Centre (South) - This facility may be situated in the Oval, Lansdowne, or Brighthouse Village area;</li> <li>b) Library Lending Service - This service should be provided within 400 m (1,312 ft.) of Brighthouse Village's designated Village Centre.</li> </ul>	<ul style="list-style-type: none"> <li>Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, provided that ground floor dwelling units are:</li> <li>a) for Pedestrian-Oriented Retail Precincts - "High Streets &amp; Linkages": Not permitted;</li> <li>b) for Pedestrian-Oriented Retail Precincts - "Secondary Retail Streets &amp; Linkages": Live/Work Dwellings;</li> <li>c) for elsewhere: Live/Work Dwellings and Home-Based Business Dwellings.</li> </ul> <ul style="list-style-type: none"> <li>Hotel</li> <li>Office</li> <li>Retail Trade &amp; Services</li> <li>Restaurant</li> <li>Neighbourhood Pub</li> <li>Institutional Use</li> <li>Recreation</li> <li>Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts)</li> <li>Community Use</li> <li>Accessory Uses</li> </ul>	<ul style="list-style-type: none"> <li>For Non-Residential Uses: 2.0.</li> <li>For Residential and Mixed Uses including Residential:                             <ul style="list-style-type: none"> <li>- Within the Spires Road Area: 2.0 minimum comprising:                                     <ul style="list-style-type: none"> <li>a) base: 1.2, subject to the provisions of the City's Affordable Housing Strategy and Market Rental Housing Policy, except as specifically provided for in the Spires Road Area; and</li> <li>b) residential rental tenure housing: 0.8, provided that at least 50% is secured for low end market rental housing and the balance is market rental housing, unless otherwise approved by Council.</li> </ul> </li> <li>- Elsewhere:                                     <ul style="list-style-type: none"> <li>a) base: 1.2;</li> <li>b) Affordable Housing Bonus: 0.8.</li> </ul> </li> </ul> </li> </ul> <p>Additional density, where applicable:</p> <ul style="list-style-type: none"> <li>Institution: To be determined on a site specific basis via City development application processes.</li> <li>Specifically for 6331 and 6351 Cooney Road: 2.67.</li> <li>Spires Road Area rental tenure housing bonus: 1.0, provided that at least 50% is secured for low end market rental housing and the balance is market rental housing, unless otherwise approved by Council.</li> </ul>

# Nearby Amenities



## Food & Drinks

- 1 Hao's Tapas Kitchen
- 2 Yokai Tapas
- 3 Triple O's
- 4 Silkway Halal Cuisine
- 5 Converge Restaurant
- 6 Thai Box Restaurant
- 7 Miion Cafe
- 8 Fresh Press Coffee
- 9 Matcha Cafe Maiko
- 10 Me Coffee&Tea

## Retail, Services, Manufacturers & Suppliers

- 1 CF Richmond Centre
- 2 LifeLabs Medical Laboratory
- 3 Geeta's Salon and Spa
- 4 RBC Royal Bank
- 5 Everforex Currency Exchange
- 6 Richmond Oral and Facial Surgery
- 7 Sana Integrative Health Clinic
- 9 Ca-Hoo Moving
- 10 Busy Bee Cleaners
- 11 Richmond Public Market
- 12 BMO Bank of Montreal
- 13 Bank of China
- 14 Richmond Central Dental
- 15 Vancouver Bullion & Currency Exchange
- 16 Bliss Dental

## Transit

-  Bus Stop
-  Richmond-Brighouse Station

# Regional Connectivity

Location	Approximate Driving Time
1 YVR Airport	10 minutes
2 Downtown Vancouver	40 minutes
3 Metropolis at Metrotown	30 minutes
4 Surrey City Centre	35 minutes
5 Lougheed Centre	45 minutes
6 Peace Arch Border Crossing	35 minutes



# Demographics Overview

Strategically located in Richmond’s bustling City Centre, 8211 Cook Road presents a rare opportunity to acquire a fully leased two-storey office building with secure income and long-term positioning in one of Metro Vancouver’s fastest-growing urban cores. Featuring 5,771 square feet of net rentable area, the property is leased to four established dental office tenants, ensuring stability for investors seeking dependable cash flow in a high-demand professional services corridor. With a mix of covered and surface parking, the building is designed for tenant convenience and client accessibility.

Richmond’s City Centre has become a major hub of commerce, culture, and residential growth, anchored by its diverse population and strong transit connectivity. 8211 Cook Road sits steps from Richmond Centre and Brighthouse SkyTrain Station, placing tenants and visitors within immediate reach of restaurants, retail, services, and rapid transit across Metro Vancouver. Direct access to No. 3 Road, Granville Avenue, and Highway 99 provides seamless connectivity to Vancouver International Airport in 10 minutes, Downtown Vancouver in 40 minutes, and Surrey City Centre in 35 minutes.

Richmond	
Population (2024)	238,228
Population (2029)	260,187
Projected Annual Growth (2024-2029)	1.78%
Median Age (2024)	41.3
Average Household Income (2024)	\$115,123
Average Persons Per Household (2024)	2.7





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