

For Sale

CBRE

2711 Smith Street

Richmond, BC

Small Scale Industrial Zoned Redevelopment Site



Nick Westlake

Personal Real Estate Corporation
Vice President | Brokerage Services
604 662 5115
nicholas.westlake@cbre.com

Harry Ghag

Personal Real Estate Corporation
Senior Vice President | Brokerage Services
604 662 5112
harry.ghag@cbre.com

www.cbre.ca/properties

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**Small Scale Industrial Zoned
Redevelopment Site**

The Opportunity

CBRE Limited is pleased to present an opportunity for an entry level buyer to purchase a small scale industrial zoned redevelopment site in the City Centre area of Richmond, in close proximity to Costco, River Rock Casino and the Bridgeport SkyTrain Station.



Salient Details

Legal Description

Lot 7 Block 57 Section 21 Block 5 North Range 6 West
New Westminster District Plan 1555

Zoning

IL - Light Industrial

Site Dimensions

33 ft. x 122 ft.

Site Size

4,026 SF or 0.09 acres

Property Taxes

\$12,430.00 (2025)

Pricing Guidance

Contact Listing Agent

Redevelopment Potential

This area is intended for medium-density, mid-rise commercial purposes including but not limited to hotel, office, retail, entertainment, etc.

The City of Richmond permits a 1.2 FAR under the current IL Light Industrial zone with potential to rezone to commercial which would increase density to 2.0 FAR.

Maximum building height is 25m. Possibility to acquire the adjacent sites highlighted below increasing development site to 0.27 acres.



Location

Excellent opportunity to purchase a 0.09 acre industrial site in the City Centre area of Richmond. The site is in close proximity to numerous big box retailers, River Rock Casino, YVR Airport and Canada Line SkyTrain station. The convenient location provides efficient access to Metro Vancouver and nearby arterial roads such as Highway 99 and Highway 91. The location also provides fast connectivity to YVR International Airport, Downtown Vancouver and Deltaport Container Terminal.



Amenities & Developments

- | | | |
|-----------------------------------|-------------------------------|---------------------------------|
| 1. River Rock Casino Resort | 7. Aberdeen Centre | 13. Foody World |
| 2. Costco Wholesale | 8. Yuan Hang Development Site | 14. McArthur Outlets |
| 3. The Westin Wall Centre | 9. Pinnacle Living at Capstan | 15. Ketcheson Park |
| 4. International Trade Centre | 10. Concord Gardens | 16. Continental Shopping Centre |
| 5. Duck Island Future Development | 11. Days Inn | 17. Vancouver Int'l Airport |
| 6. Yaohan Centre | 12. Hampton Inn | |

Contact Agents

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