

For Sale by Court Order

Transit-Oriented 20-Acre Waterfront Development Site in Richmond's City Centre / Bridgeport Neighbourhood

Duck Island Lands Richmond, BC

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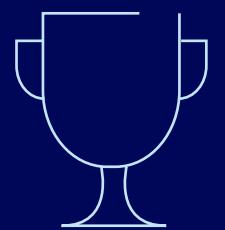
Colliers



The Opportunity

Opportunity to purchase a transit-oriented 20-acre waterfront development site in Richmond's City Centre / Bridgeport Neighbourhood.

All offers are subject to court approval.



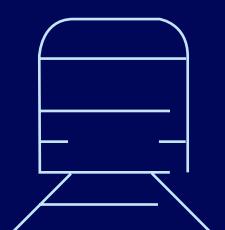
20.49-acre waterfront site provides immense scale and flexibility.



Located adjacent to River Rock Casino Resort, British Columbia's largest and highest-grossing gaming facility.



Opportunity to develop a variety of commercial and/or industrial uses.



Transit-oriented site located steps away from the Bridgeport SkyTrain Station, allowing easy access to YVR International Airport and the rest of the Greater Vancouver Area.



Holding income provided by lease on the lands to the Richmond Night Market.



Property Overview

Salient Facts

Address
Duck Island, Richmond BC
West Lands: 8351 River Road, Richmond, BC
Remainder: 8411-8451 West Road, Richmond, BC

PIDs
014-800-969, 001-562-410, 023-793-121,
002-095-556, 004-247-876

Location
Duck Island is located in the City Centre at the northern terminus of No. 3 Road. It is bound on the north and west by the North Arm of the Fraser River, on the south by Bridgeport Road and on the east by River Road and the River Rock Casino Resort.

Duck Island	18.41 acres
8351 River Road	0.48 acres
8411, 8431, 8451 West Road	1.60 acres
Total	20.49 acres

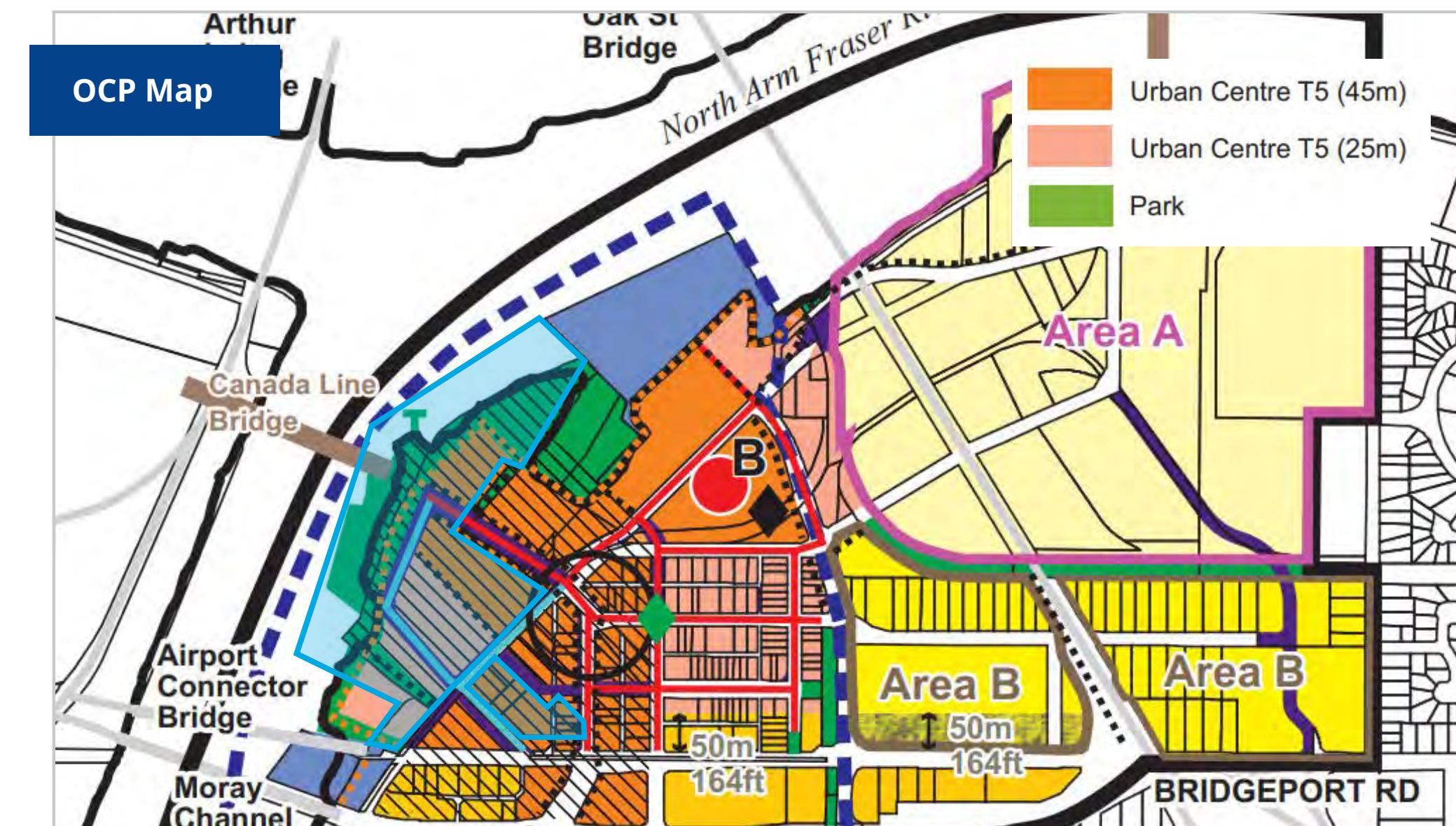
Current Zoning
IL - Light Industrial

OCP
Bridgeport Village - Urban Centre T5 (45m) / (25m), Park
Max Height* 82-148 ft
Permitted Density 2.0 FAR
Bonus Density 1.0 FAR
(1.0 FAR village centre bonus for office use only, residential not permitted)

Total Assessed Value
\$155,372,000 (2024)

Property Taxes
\$1,250,754 (2024)

* Subject to Airport Zoning Regulations



Location Overview

Richmond's City Centre and Bridgeport neighbourhoods have evolved into vibrant, accessible hubs, offering a blend of modern residential developments, shopping, recreational facilities, and excellent transportation links, making them key areas for residents and visitors alike.

The City Centre serves as Richmond's urban core, featuring high-rise buildings, a variety of schools, along with post-secondary options such as Kwantlen Polytechnic University, and key shopping destinations like Richmond Centre Mall and Lansdowne Centre. This area also offers recreational spaces like Minoru Park and the Richmond Olympic Oval, making it an ideal spot for families, students, and professionals. With excellent public transport links, including the Canada Line SkyTrain, the City Centre is a thriving business and community centre. Its dynamic mix of residential, commercial, and recreational offerings makes it a central and sought-after location in Richmond.

Location Highlights – Drive Times

5
minutes

to YVR International
Airport

20
minutes

to University of British
Columbia

30
minutes

to Downtown
Vancouver



Surrounding Amenities



Offering Process

Prospective purchasers are invited to submit Offers to purchase the property through Colliers for consideration by the holders of exclusive Conduct of Sale. All Offers are subject to Court approval. An offering date will be set after an initial marketing period, please contact the listing brokers for more information.



Contact us for more information:

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