



NAI Commercial

UG CENTRAL
AT GARDEN CITY

4600 Garden City Road | Richmond, BC

FOR SALE | Future Potential Hotel Development Site

Opportunity to acquire one property with the potential to expand and assemble the neighbouring lots. This site is located in the heart of downtown Richmond adjacent to Richmond's second busiest intersection, which sees 54,000 cars a day, making it highly visible with great future access opportunities.

Steven Chen*

Hotel Investment Sales

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*Personal Real Estate Corporation

Keaton Manjos

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Summary of Salient Facts

ADDRESS: 4600 Garden City Rd
Richmond, BC
V6X 2K3

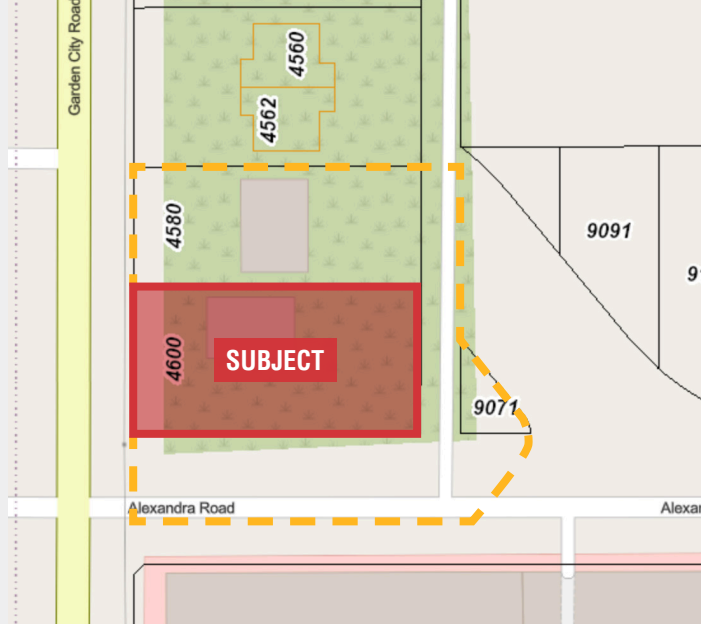
LEGAL DESCRIPTION: Lot 49 Block 5N Plan
NWP36265 Section 34
Range 6W Land
District 36
PID: 004-192-451

SITE SIZE: 10,715 SF
Up to 31,731 SF with
potential additions
9 storeys - 64 rooms

CURRENT ZONING: RS1/F Residential
Zones Single Detached

OCP DESIGNATION: Mixed-Use
(Retail/Office/Hotel)
Allowing maximum
density of 2.0 FSR

PRICE: Contact agents



4600 Garden City Road, Vancouver, BC

Location

The subject property is situated on the southwest corner of Garden City Rd and Alexandra Rd. This site is one block south of Garden City Shopping Mall and an abundance of Richmond's most popular dining options located on Alexandra Rd. This location offers direct access to Sea Island Highway which provides major transportation routes.

OCP | RS1/F Zoning

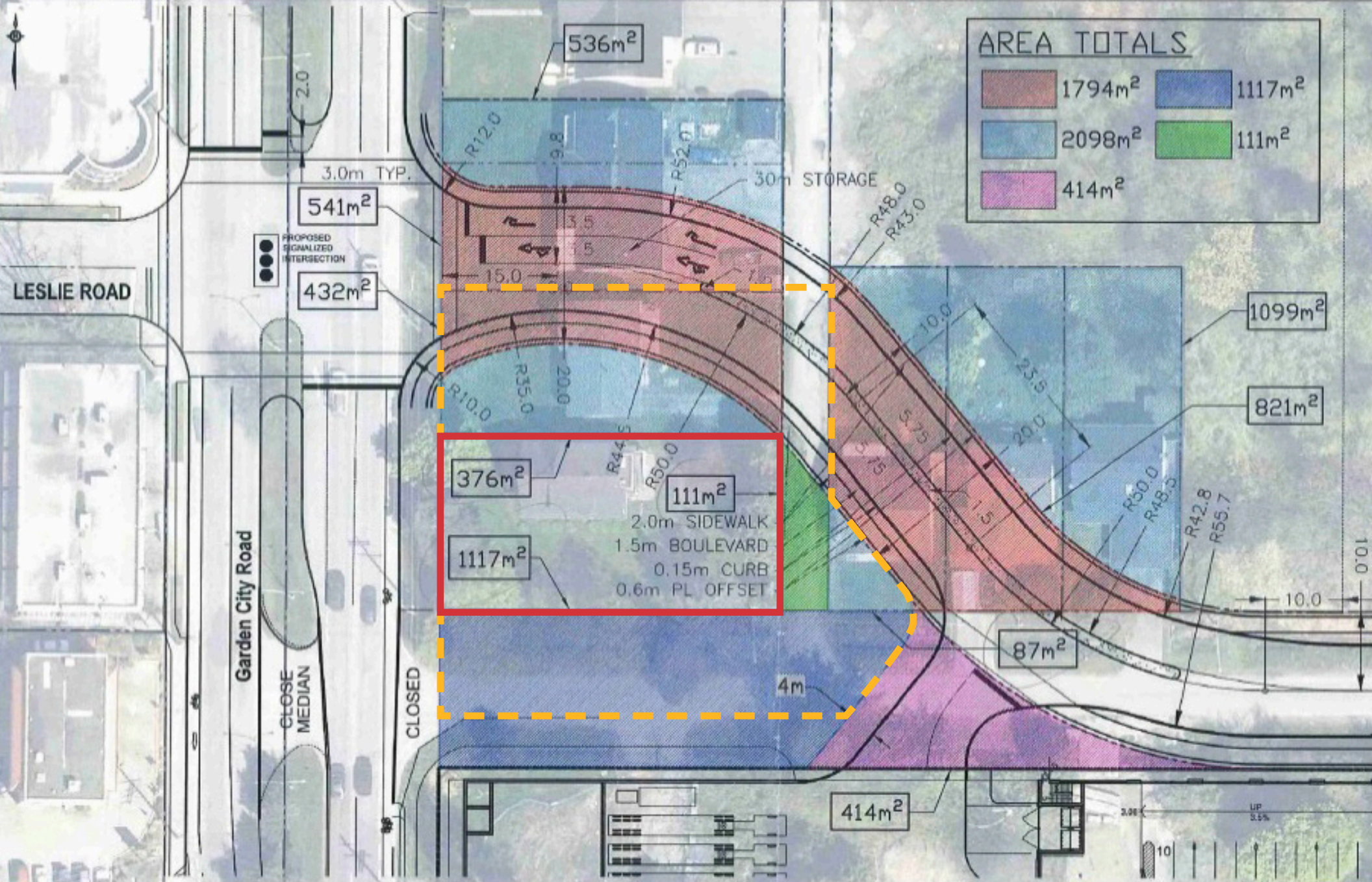
This is a Residential Zones Single Detached that allows for a Permitted Use of single-detached housing and Secondary Uses include: boarding and lodging, community care facility, minor home business, and bed and breakfast. **For development purposes, this zoning will allow a maximum density of 2.0 FSR.**

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