

FOR SALE

# 12220 2nd Avenue

RICHMOND, BC



Multi-Tenant Freestanding Building in  
the Heart of Steveston Village

**CBRE**

THE  
INDUSTRIAL  
SPECIALISTS



Opportunity to purchase a 5,588 SF multi-tenant freestanding building located in the heart of Steveston Village.

Property Details

|                       |                            |           |
|-----------------------|----------------------------|-----------|
| BUILDING AREA         | Ground Floor               | 4,612 SF  |
|                       | Second Floor               | 976 SF    |
|                       | TOTAL AREA                 | 5,588 SF* |
| PID                   | 000-476-277                |           |
| SITE SIZE             | 0.15 acres                 |           |
| ZONING                | CS2 (Steveston Commercial) |           |
| PROPERTY TAXES (2024) | \$33,979.30                |           |
| TENANCIES             | 4 tenants                  |           |
| INCOME                | Contact Listing Agents     |           |
| ASKING PRICE          | \$4,288,000                |           |

\*All areas to be confirmed by the purchaser.

Property Features

- Currently home to tenants including Steveston European Market and B&P Ice Cream
- Ample parking on-site
- CS2 zoning allows for mixed commercial, residential and industrial uses
- Central location in Steveston Village, a popular destination for locals and tourists
- Ideal for an investor looking for a strategically located income producing asset in one of Richmond’s most dynamic neighbourhoods





## NEIGHBOURHOOD AMENITIES

### RESTAURANTS & COFFEE SHOPS

- 1 Catch Kitchen + Bar
- 2 Kove Kitchen
- 3 Pajo's Fish & Chips at Steveston Wharf
- 4 FreshSlice Pizza
- 5 Steveston Pizza Company
- 6 Rocanini Coffee Roasters
- 7 Waves Coffee

### RECREATION

- 1 RBC Bank
- 2 Steveston Museum and Post Office
- 3 Steveston Tram
- 4 Sherwood Forest Park
- 5 Gulf of Georgia Cannery National Historic Site
- 6 Coast Capital

### GROCERY

- 1 Steveston Fisherman's Wharf
- 2 Super Grocer
- 3 Save-On-Foods



## LOCATION OVERVIEW

The Subject Property is located in the heart of historic Steveston Village, a popular destination for locals and tourists. Steveston Village has a rich history as a fishing port and cannery district. Situated along the Fraser River, Steveston is a vibrant, walkable neighborhood featuring a variety of shops, restaurants, cafes, parks, elementary and secondary schools, and recreational facilities. Additionally, the Property provides easy transit options and access to Highway 99, connecting it seamlessly to all of Metro Vancouver.

## CONNECT WITH US FOR MORE INFORMATION

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