

12111 & 12115 FIRST AVENUE, RICHMOND
OWNER-OCCUPIER OR INVESTMENT OPPORTUNITY

**FOR
SALE**



WILLIAM | WRIGHT

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OVERVIEW

Opportunity to purchase a mixed-use freestanding two story building in the heart of historic Steveston Village, a popular destination for locals and tourists alike. The building size is approximately 6,170 sq. ft. with a total of six units, four residential suites above and two commercial units on the ground level. The commercial units are currently improved for retail businesses, professionals, or service providers. Each commercial unit boasts large glass retail windows, street frontage with excellent signage potential, a private kitchenette, and a dedicated washroom. One of the retail units is currently available for lease, presenting a prime opportunity for owner-occupiers. This building is ideal for an end-user or investor looking for a strategically located income producing asset in one of Richmond's most dynamic neighbourhoods.

PROPERTY HIGHLIGHTS

-  Freestanding Building
-  Owner-occupier or Investment Opportunity
-  Four Residential Suites & Two Commercial Units
-  Central location in Steveston Village, a popular destination for locals and tourists

OWNER OCCUPIER OPPORTUNITY

SIZE

+/- 1,480 SQFT

LAYOUT

Open concept with one dedicated washroom

CEILING HEIGHT

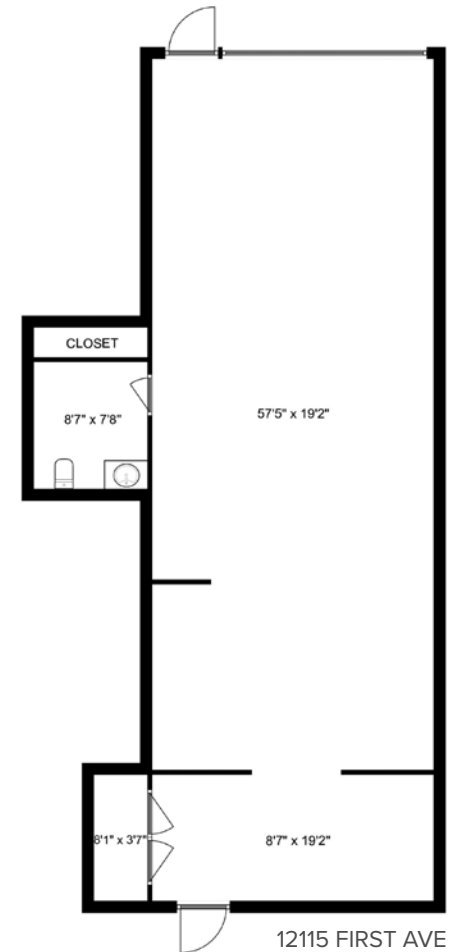
9.5'

LOADING

Rear access

CS3 ZONING PERMITTED USES

- Animal grooming
- Child care
- Education
- Health service, minor
- Industrial, general
- Liquor primary establishment
- Manufacturing, custom indoor
- Microbrewery, winery, and distillery
- Office
- Recreation, indoor
- Restaurant
- Retail, convenience
- Retail, general
- Service, financial
- Service, personal
- Studio
- Veterinary service



SALIENT FACTS

LOT SIZE

+/- 6,583 SQFT

BUILDING SIZE

+/- 6,170 SQFT

UNITS

4 Residential Suites
2 Commercial Units

PARKING

11 Parking Stalls

ZONING

CS3

PROPERTY TAXES

\$17,287.44

PID

002-305-160 / 002-305-178
002-305-186 / 002-305-127
002-305-135 / 002-305-143

LEGAL DESCRIPTION

STRATA LOTS 1,2,3,4,5,6 SECTION
10 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT STRATA
PLAN NW2141 TOGETHER WITH AN
INTEREST IN THE COMMON PROPERTY
IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS
SHOWN ON FORM 1

PRICE

\$3,450,000



STEVESTON UPCOMING DEVELOPMENTS



THE RODERICK

The Roderick: 12088 Third Avenue, Richmond, BC:
25,000 square feet Mixed Use 32 residences
spanning 50,000 square feet



SAKATA GARDENS

Sakata Gardens: 12060 and 12080 1st Avenue, Steveston (Koka Architecture):

This is a 3-storey mixed use building. The building enclosure will consist of punched windows, cement board, shingles, and balconies.



THE SHORE

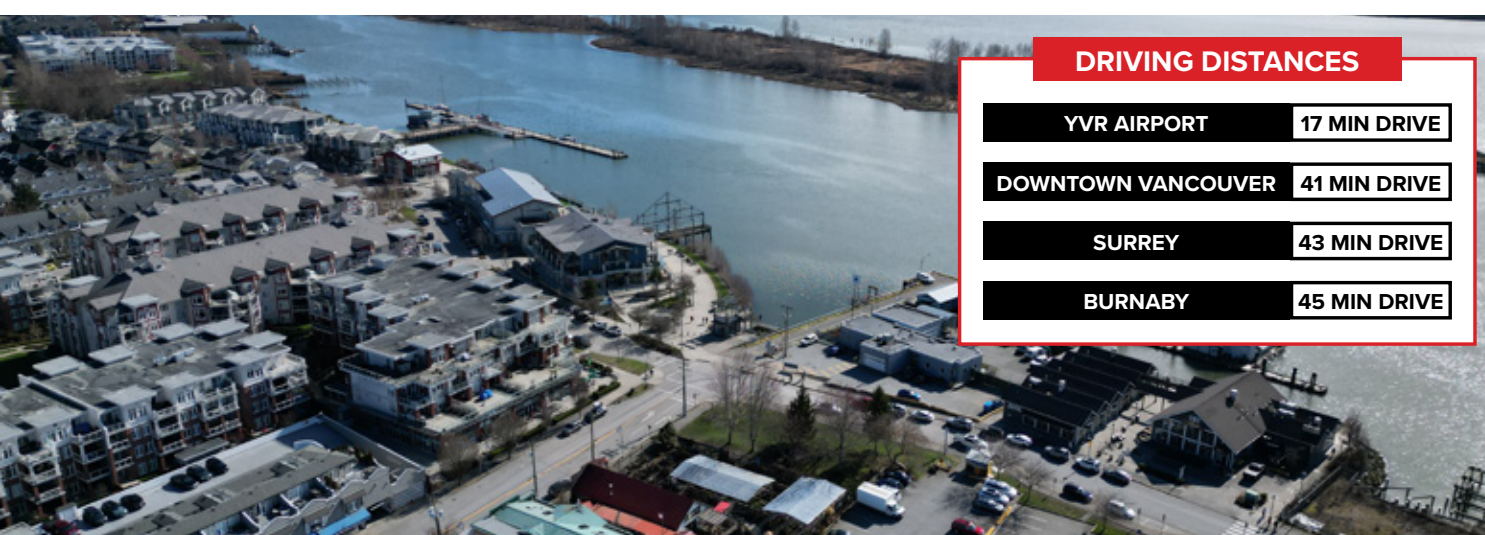
The Shore: 6111 Dyke Road, Steveston:

Mixed Use - 12 unit residential development
with accessory commercial space



LOCATION

Steveston Village has a rich history as a fishing port and cannery district. The area's heritage is well preserved blending historic maritime heritage with modern amenities and a vibrant community atmosphere. Nestled along the shores of the Fraser River, the Steveston area is a vibrant and walkable neighborhood offering a wide range of amenities, including shops, restaurants, cafes, parks, and recreational facilities. Transit and access to Greater Vancouver from Steveston Village in Richmond offer convenient access to Highway 99, which directly connects to the Greater Vancouver area.



DRIVING DISTANCES

YVR AIRPORT 17 MIN DRIVE

DOWNTOWN VANCOUVER 41 MIN DRIVE

SURREY 43 MIN DRIVE

BURNABY 45 MIN DRIVE

FOR MORE INFORMATION CONTACT

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