



We are delighted to present you with an exceptional opportunity to acquire this sizeable free-standing building along two of Richmond's main thoroughfares.

## \$8,999,000

This property is improved with a 2-storey retail/office building totalling 13,917 square feet and is tenanted by two main tenants on the main floor, with the upstairs partially owner-occupied and the remainder being vacant. The property holds a prime location in the heart of Richmond at the corner of No.3 Road and Bridgeport Road. This corner location is within minutes' drive to Vancouver, Vancouver International Airport, Highway 99, and shopping.

Lot area: 30,794sq.ft

Total Area: 13,917sq. ft

Office Area: 7,094sq. ft

Retail Area: 6,823sq. ft

Built Year: 2017

**Parking** 28

**Zoning** CA - Auto-Oriented Commercial

**Assessed Value** \$13,994,000 (2025) **Gross Taxes** \$120,472.70(2025)



### Leasing Information

Company Name	Address	Unit Size	Initial Lease Start Date	Lease End Date	Option to Renew	Current Monthly Net Rent	GST (\$)	Total (\$)
Vacant	120 - 2899 No. 3 Road	1,742 sq.ft.	Vacant	NA	NA	*\$6532.00	*\$326.60	*\$6858.60
West Coast Car Rentals	140 - 2899 No.3 Road	1,035 sq.ft.	October 01, 2024	September 30, 2029	1 for 5 years	\$3,881.25	\$194.06	\$4,075.31
Flow Thari Massage & Spa	180 - 2899 No.3 Road	4,045 sq.ft.	August 01, 2024	July 31, 2029	1 for 5 years	\$13,483.33	\$674.17	\$14,157.50
Morrison Group	280 - 2899 No.3 Road	3,165 sq.ft.	NA	NA	NA	*\$6593	*\$325.65	*\$6922.65
Vacant	Remainder of the 2nd floor	3,929 sq.ft.	NA	NA	NA	*\$8185.41	*\$409.27	*\$8594.68

\* projected income at market rents.

Full occupancy including actual and projected rents at market generates \$464,088. provides a 4.94 cap rate at the asking price of \$9,390,000.

**Active**

**2899 NO. 3 ROAD**

**For Sale**

**Office**

**C8075165**

**Bridgeport RI  
Richmond  
V6X 2B2**

**Office, Retail**

List Date: 1/8/2026 Exp Date: 4/8/2026

Seller Accept Date:

Subj Removal Date:

Completion Date:

DOM: 8

Org: V



For Sale Price: **\$8,999,000**

Orig. Pri... **\$8,999,000** Prev. Price: \$0

Leased/Sold Price: /



Zoning: **CA** Gross Prop Tax: **\$120,472...** Tax Yr: **2025** Sale Type: **Asset**  
P.I.D.#: **029-782-937** Building/Complex Name:

Are you in search of your next investment property? We are excited to present investors with a unique opportunity to purchase this centrally located mixed-use retail/office building in Richmond, BC. Ideally positioned at the corner of No.3 Road and Bridgeport Road, two of Richmond's main thoroughfares, this building benefits from high exposure to drive-by traffic and is within minutes of Vancouver, Hwy 99, and Vancouver International Airport. The main floor is comprised of two tenants, with the second floor being owner-occupied and partially vacant.

**MEASUREMENTS:**

Subj. Space Sq.Ft:	<b>13,917</b>	Space Avail for Lse:	
Subj. Space Width		Whse/Indust.Sq.Ft:	
Subj. Space Depth:		Office Area Sq. Ft:	<b>7,094</b>
Land Size Sq.Ft:	<b>30,784.00</b>	Retail Area Sq. Ft:	<b>6,823</b>
Land Size Acres:	<b>0.71</b>	Mezzanine Sq. Ft:	
Acres Freehold:		Other Area Sq. Ft:	
Acres Leasehold:		Main Resid. Sq.Ft:	
Subj Prop Width ft.:		Min. Divisible Space:	
Subj Prop Depth ft.:		Max. Contig. Space:	

**LEASE DETAILS:**

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?:  
Strata Fees/Month:  
Seller's Int.: **Court Ordered Sale**  
Int. In Land: **Freehold**  
First Nat.Res:  
Occupancy: **Tenant**

**NET / GROSS RENT DETAIL...**

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings:	# of Docks
# of Storeys:	# of Grade Doors:
# of Elevators:	# of Loading Doors:
# Parking Spaces:	Clear Ceiling Ht (ft):
Year Built: <b>2017</b>	Class of Space:
Building Ty... <b>Commercial Mix, Office Building, Street-Level Storefront</b>	Comments:
Potential to Redevelop?	Comments:
Environ. Assess.Done? <b>No</b>	Comments:

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:  
APOD Cap Rate

**BUS/BWP & AGR DETAILS:**

Major Business Type:  
Minor Business Type:  
Business Name (d.b.a.):  
Bus. Oper. Since (yr):  
Confidentiality Reqd:  
Major Use Description:

**LEGAL:** LOT 1, BLOCK 5N, PLAN EPP54236, SECTION 21, RANGE 6W, NEW WESTMINSTER LAND DISTRICT

**REALTOR REMARKS:** To be sold "As Is, Where Is", subject to court approval. All measurements are approximate and should be verified by the buyer or buyer's agent if deemed important. All offers must include the seller's Addendum "A" and our team disclosure form, which is in the documents section of the listing.

**DESIGNATED AGENT(S):**

1 **Sarina Han PREC\* - CONTC: 778-882-0099**  
Luxmore Realty - OFC: 604-730-1111  
sarina0099@gmail.com

**APPOINTMENT INFORMATION:**

Touchbase  
**Sarina Han**  
**778-882-0099**  
Virtual Tour:

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## 2899 No.3 Rd, Richmond 物业简要分析

该物业目前正处于法院令售状态，挂牌价格近期从 940 万加币下调至约 **899.9 万加币**

### 1. 物业概况 (Property Overview)

项目	详细信息
地理位置	列治文 No.3 Road 与 Bridgeport Road 交汇处 (黄金转角位)
物业类型	混合用途商业楼宇 (Retail / Office Mixed-Use)
建成年份	2017 年 (楼龄约 8 年, 状况良好)
土地面积	约 30,784 平方英尺 (0.707 英亩)
建筑面积	约 13,917 平方英尺 (零售: 6,823 SF / 办公: 7,094 SF)
当前挂牌价	<b>\$8,999,000 CAD</b> (约 \$646/平方英尺)
地税 (2024)	\$112,563.98
土地用途 (Zoning)	CA (区域性商业用地)

### 2. 投资亮点 (Investment Highlights)

#### 核心地段与极高曝光率

物业位于列治文最重要的两条交通干线 (No.3 Rd 和 Bridgeport Rd) 的十字路口。这是进入列治文市中心的门户，日均车流量极大，对于零售租户和需要展示面的企业 (如现有的租车行、水疗中心) 具有无可比拟的招牌效应。

#### 交通枢纽优势

步行距离: 距离 Bridgeport 火车站 仅约 400 米 (步行约 5 分钟)。

物流通勤: 5 分钟车程可达温哥华国际机场 (YVR) 和 99 号高速公路，连接温哥华市中心和美国边境。

周边配套: 毗邻 River Rock 赌场、列治文夜市 (季节性) 以及大量汽车经销商和奥特莱斯。

作为 2017 年建成的现代商业建筑，短期内无需重大资本支出 (CapEx)。目前二层部分空间为空置或业主自用，投资者可以通过重新招租或提升租约条款来显著提高运营净收入 (NOI)。

### 3. 财务与市场分析 (Financial & Market Analysis)

#### 估值对比

- **单价分析:** \$646/平方英尺的要价在列治文核心商业区具有竞争力。相比周边新建的 AAA 级写字楼 (如 Aberdeen Square 或 International Trade Centre) 单价通常在 \$1,000/SF 以上，该物业的土地占地面积大，具有更高的资产密度价值。
- **法院令售机会:** 强制拍卖性质意味着价格可能低于市场公允价值，适合寻找“特价资产 (Distressed Assets)”的投资者。

#### 收益预测 (估算)

- **租金水平:** 该区域一楼零售租金约 \$45-\$60/SF，二楼办公约 \$25-\$35/SF。
- **资本化率 (Cap Rate):** 考虑到地税和维护成本，如能实现全额出租，预计资本化率可达到 4.5% - 5.5% 之间，这在目前高利率环境后的市场中极具吸引力。

如果将目前的空置单元出租后，按照 4.5-5.5% 的资本化率，物业价值应在 850 万-1035 万之间。根据银行商业贷款的偿债覆盖率和摊销的要求，预期可以实现通过 5% 左右的贷款利率，获得约 550 万的商业贷款。如果购买价为 900 万，则首付在 350 万左右。

### 5. 综合结论与建议

**2899 No.3 Rd** 是一处典型的**战略性持有资产**。它不仅提供稳定的现金流，更重要的是其不可复制的地理位置带来的土地价值增长，未来可转手出售实现大幅增值。