



FOR SALE | 8971 Beckwith Road, Richmond, BC

Opportunity to acquire:

- ▶ A well maintained two level building
- ▶ Zoning - IB1 (Industrial Business Park)
- ▶ Located at the Bridgeport area with a short walk to SkyTrain Station and Costco in Richmond

Rick Lui*

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Salient Details

Civic Address

8971 Beckwith Road
Richmond, BC V6X 1V4

Legal Description

Lot 22, Block 5N, Sub Block 58,
Plan Nwp1555, Section 21, Range
6W, New Westminster Land
District, & Sec 22
PID: 003-740-552

Lot Size

5,856 SF

Building Size

5,458 SF

Zoning

IB1 (Industrial Business Park)

Year Built

1990

Parking

11 Outdoor Parking Stalls

Condition

Well Maintained

Floor Plan

Available upon request

Neighbourhood

Bridgeport

Price

~~\$4,980,000~~ **\$3,980,000**

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The Opportunity

Rare opportunity to acquire a well-maintained stand alone two level steel frame building with a sought after flexible zoning which allows **CHILDCARE** and **COMMERCIAL EDUCATION** use with short walking distance to Bridgeport Rapid Transit and Costco in Richmond.

Highlights

Flexible Zoning

Unlike (IL) Light Industrial zone, IB-1 (Industrial Business Park) Zoning allows for variety of business including Childcare, Education, Broadcasting, Brewery, Medical Cannabis Production, Car Sales and Rental and Microbrewery etc.

Convenient Location

This Property is easily accessible and ideally located just west of Highway 99 / Bridgeport Rd. It only takes a 5 minute walk to the Bridgeport Rapid Transit Station of the Canada Line across from River Rock Casino and to Costco Richmond.

Well Maintained Building

The Building was constructed with structural steel frame and concrete block around 1990. It was completely renovated in 2014 and has been properly maintained with T-bar dropped ceiling on both floors. The interior is 100% renovated with various size of offices to accommodate different business uses. It has a 400-amp 3 phase electrical panel. There are washrooms on both floors.

Lot Size

The lot is rectangular in shape with 3 sides of street front exposure. There is outdoor space in the front and at the back allowed for parking or other outdoor uses.

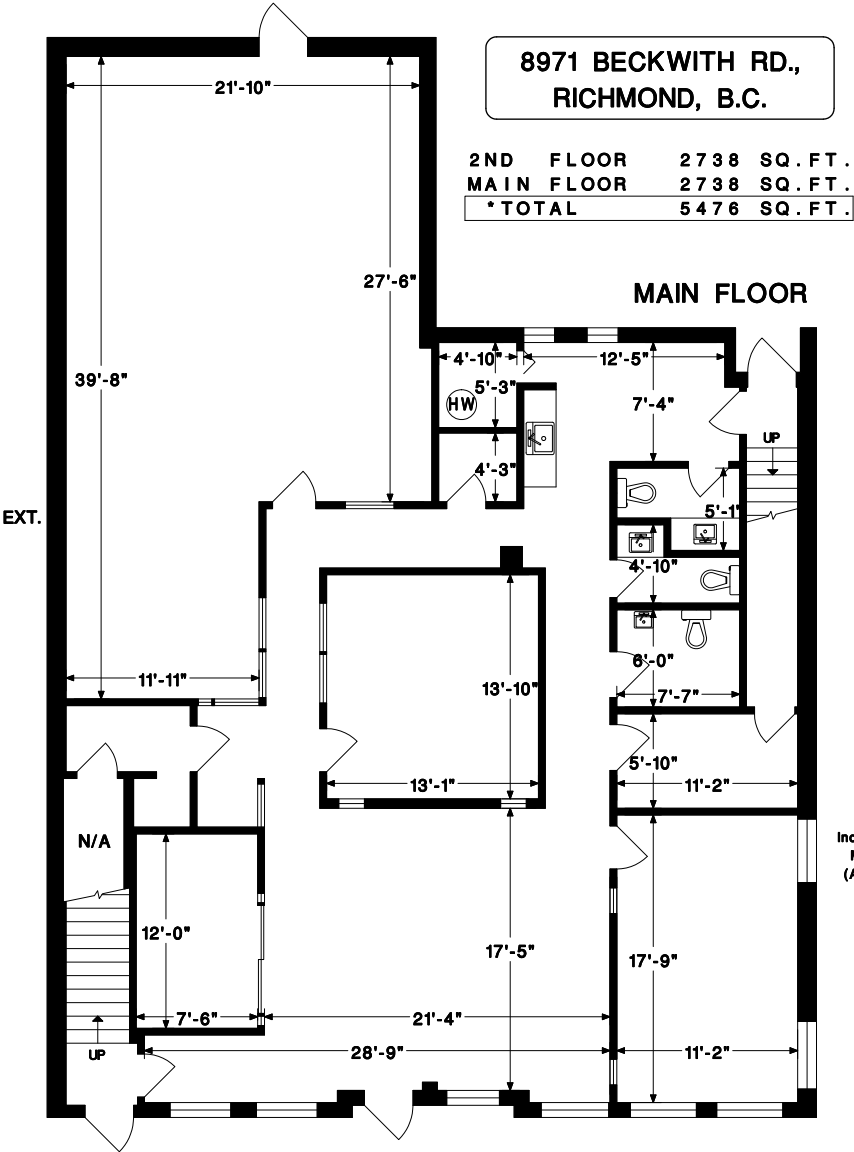
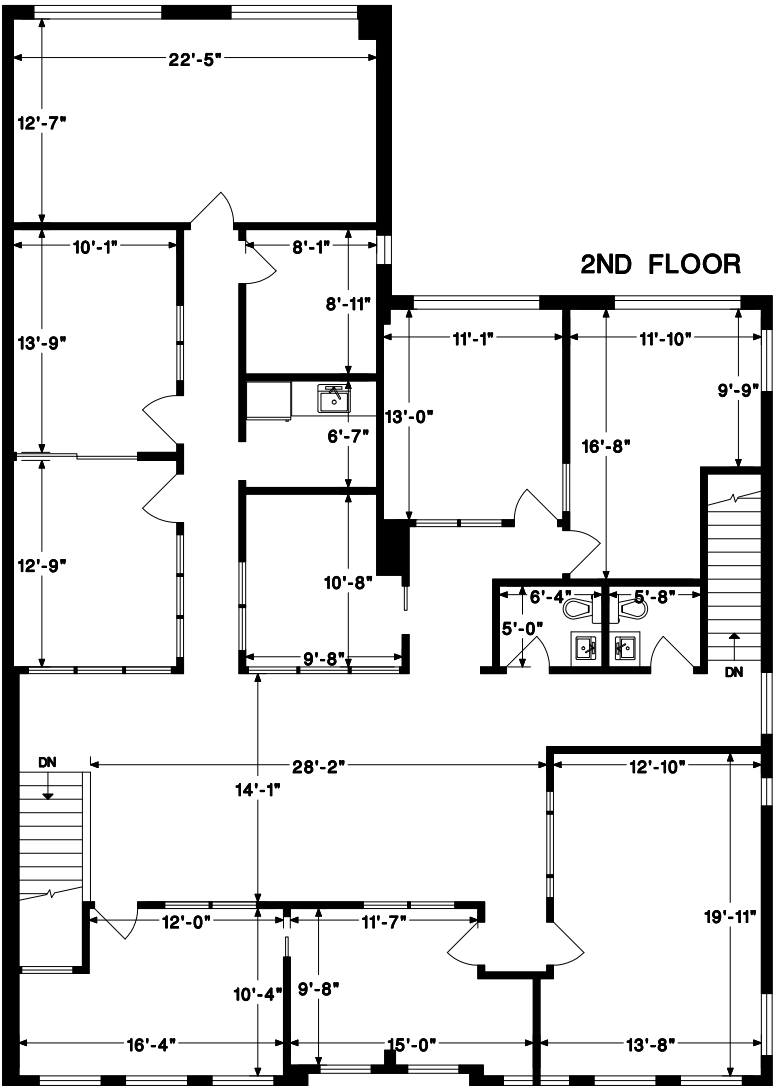
Well Price

It is fairly priced below \$750 per square foot including interior improvements – a better value than strata units offer.

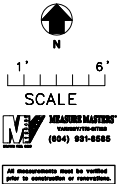
Future Potential

The Property falls within the Bridgeport Area Plan with a designated Land use as **URBAN CENTRE T5** (25m) and can be redeveloped into Hotels, Office buildings, Institutional and many other uses.

Floor Plan



*In accordance with
Industrial Buildings: Standard
Methods of Measurement
(ANSI/BOMA Z65.2 - 2019)







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