

For Sale by Court Order

Transit-Oriented Development Site in
Richmond's City Centre Neighbourhood

3771 & 3791 No. 3 Road
Richmond, BC

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Colliers

Capstan Station

No. 3 Road



The Opportunity

Opportunity to purchase a transit-oriented development site with holding income in Richmond's City Centre Neighbourhood.

All offers are subject to court approval.



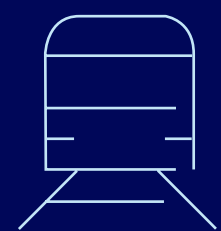
High-exposure Richmond location near a range of amenities, including educational institutions, retail shopping centres, and recreational facilities, such as the River Rock Casino Resort.



Future redevelopment potential with strong holding income provided by current tenant.



33,067 SF site offers opportunity to develop mid-sized scale project.



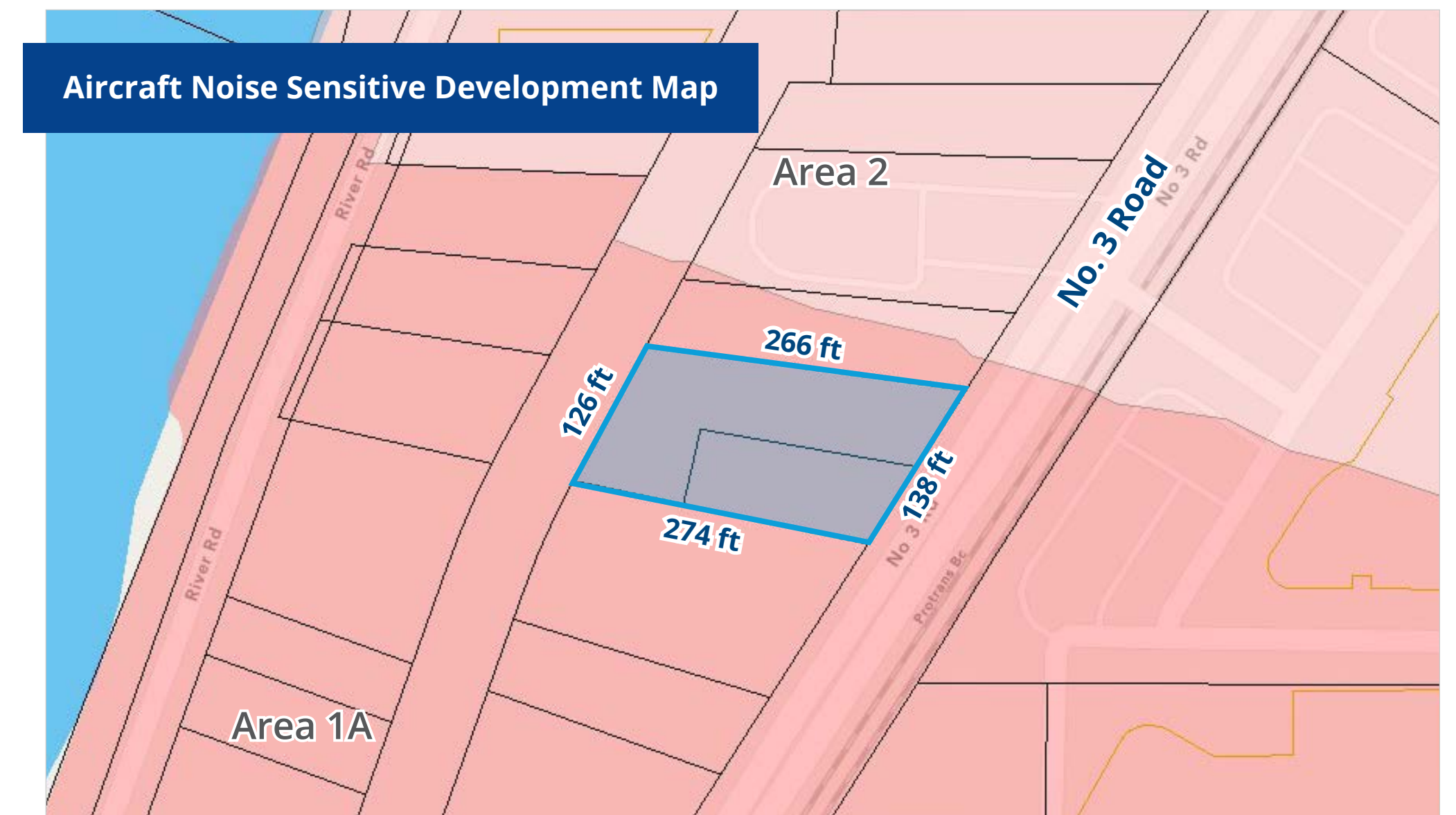
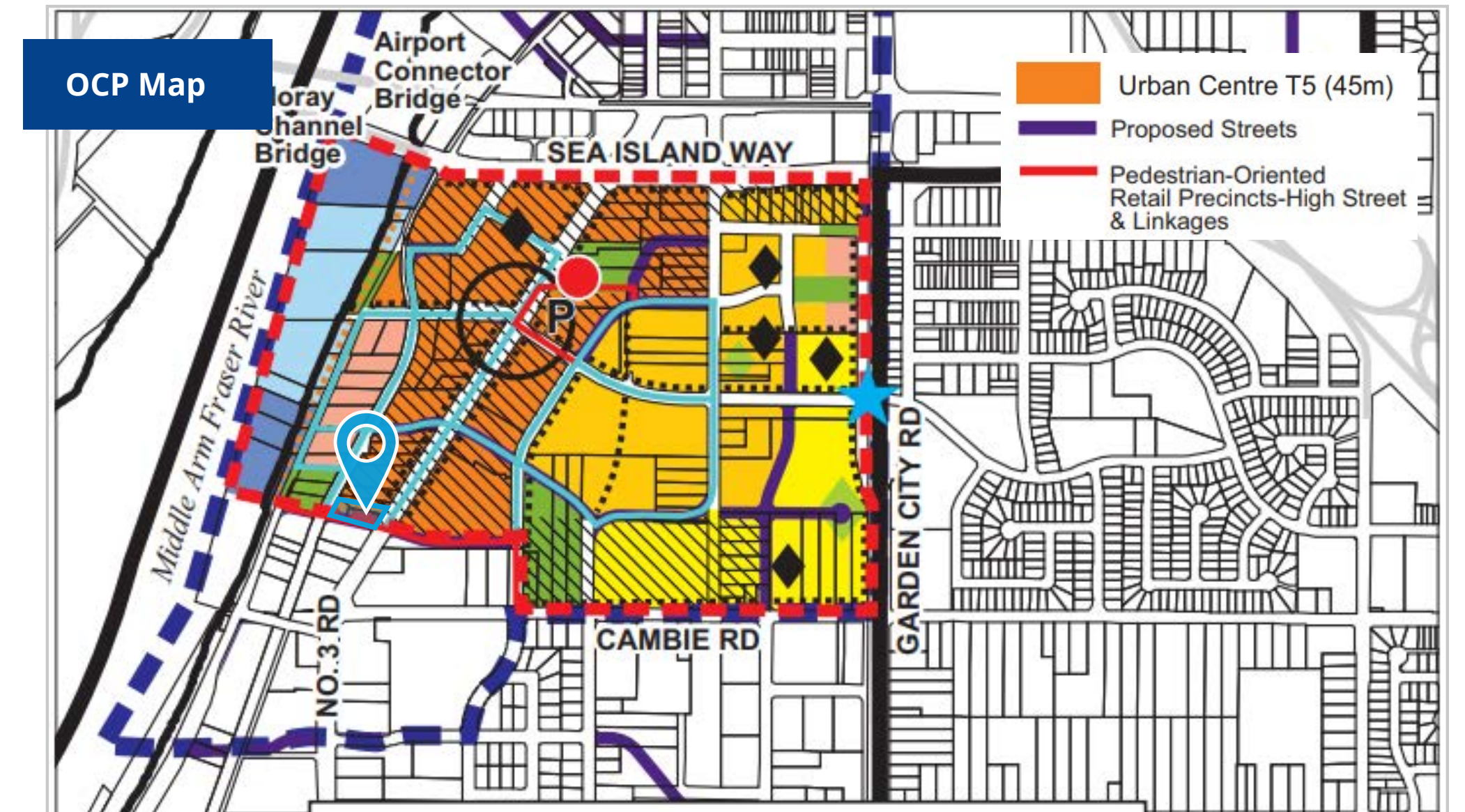
Transit-oriented site located 500 meters away from the Capstan SkyTrain Station, allowing seamless connectivity to YVR International Airport and Vancouver.



Property Overview

Salient Facts

Address	3771 & 3791 No. 3 Road, Richmond, BC	
PIDs	002-062-780, 002-293-234	
Location	Located on the west side of No. 3 Road between Cambie Road and Capstan Way, 500 meters away from the Capstan SkyTrain Station.	
Lot Area	33,067 SF	
Current Zoning	ZC41 - Vehicle Sales Commercial - No. 3 Road (City Centre CA Auto-Oriented Commercial)	
OCP	<p>Capstan Village - Urban Centre T5 (45m)</p> <p>Max Height 148 ft</p> <p>Residential Density* 2.0 FAR</p> <p>Bonus Commercial Density 1.0 FAR</p> <p>Capstan Station Bonus 0.5 FAR</p> <p>Total Density 3.5 FAR</p> <p>(*15% affordable housing required)</p> <p>Note: The property is located under Area 1A of the Aircraft Noise Development Map which denotes that New Aircraft Noise Sensitive uses (including residential use) are prohibited. Subject to confirmation from the City of Richmond, consolidation with the lots to the north may allow residential density to be shifted from this property to the northern portion of an assembled site.</p>	
Improvements	Two single-storey automotive retail buildings	
Current NOI	\$279,300	
Total Assessed Value	\$10,679,300 (2026)	
Property Taxes	\$96,665 (2025)	
Asking Price	\$13,000,000	



Location Overview

Richmond's City Centre and Capstan neighbourhoods have evolved into vibrant, accessible hubs, offering a blend of modern residential developments, shopping, recreational facilities, and excellent transportation links, making them key areas for residents and visitors alike.

The City Centre serves as Richmond's urban core, featuring high-rise buildings, a variety of schools, along with post-secondary options such as Kwantlen Polytechnic University, and key shopping destinations like Richmond Centre Mall and Lansdowne Centre. This area also offers recreational spaces like Minoru Park and the Richmond Olympic Oval, making it an ideal spot for families, students, and professionals. With excellent public transport links, including the Canada Line SkyTrain, the City Centre is a thriving business and community centre. Its dynamic mix of residential, commercial, and recreational offerings makes it a central and sought-after location in Richmond. The long-awaited Capstan Canada Line Station was completed in December 2024 and is now operational.

Location Highlights – Drive Times

5
minutes

to YVR International
Airport

20
minutes

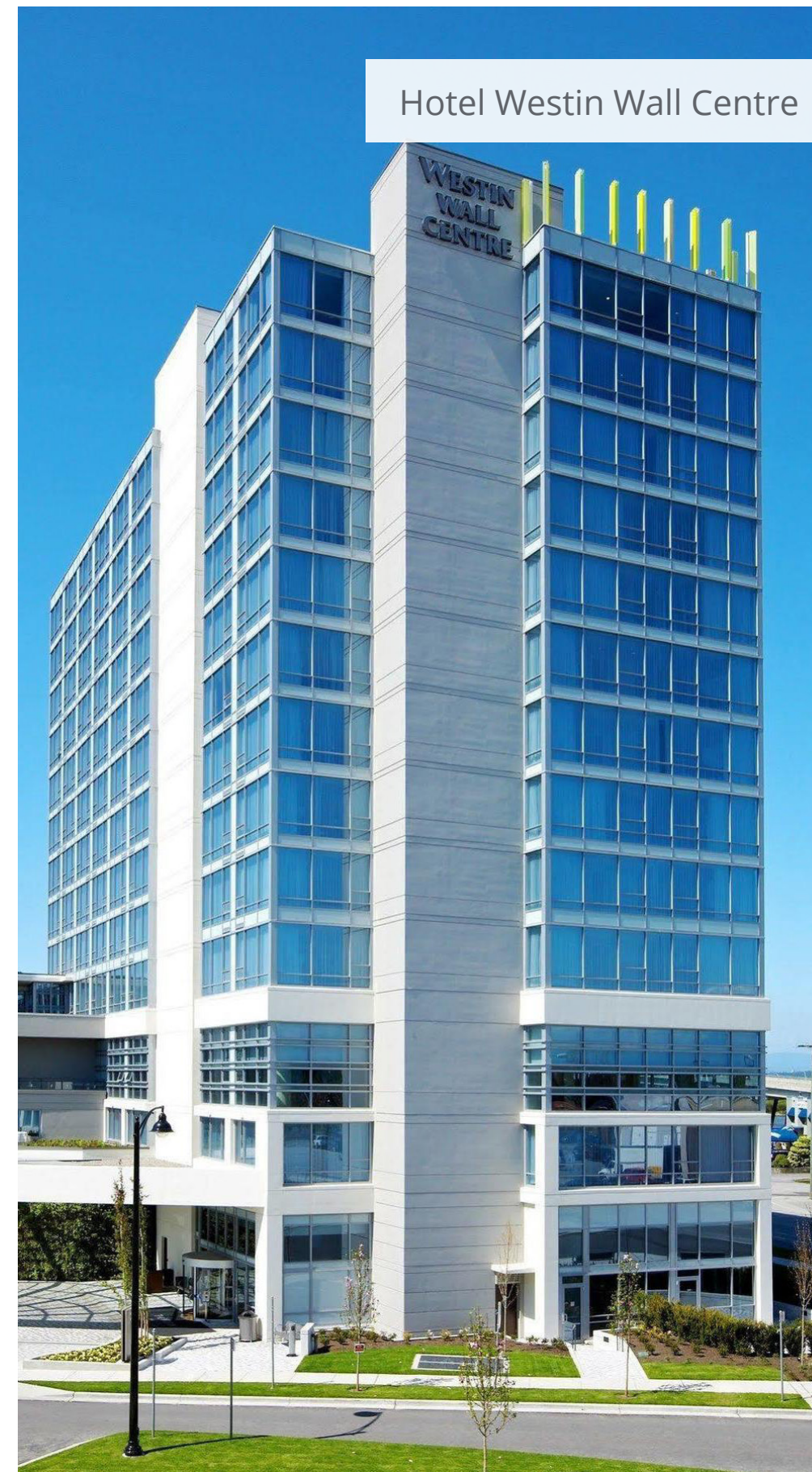
to University of British
Columbia

30
minutes

to Downtown
Vancouver



YVR International Airport



Hotel Westin Wall Centre



Yaohan Centre Shopping Mall



Capstan Canada Line Station

Surrounding Amenities



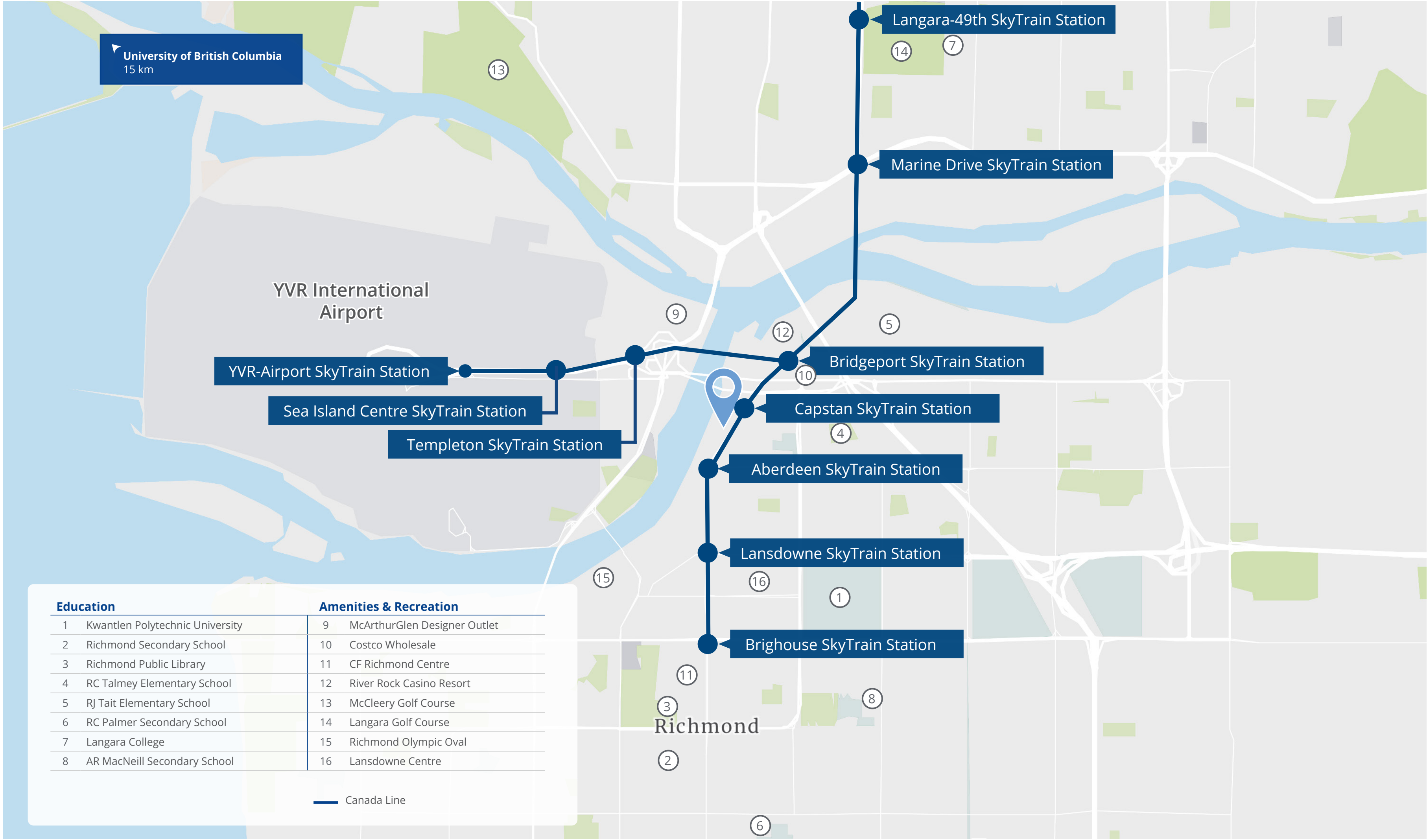
Richmond Olympic Oval



CF Richmond Centre Mall



Lansdowne Centre Mall



Offering Process

Prospective purchasers are invited to submit Offers to purchase the property through Colliers for consideration by the holders of exclusive Conduct of Sale. All Offers are subject to Court approval.



Accelerating success.

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