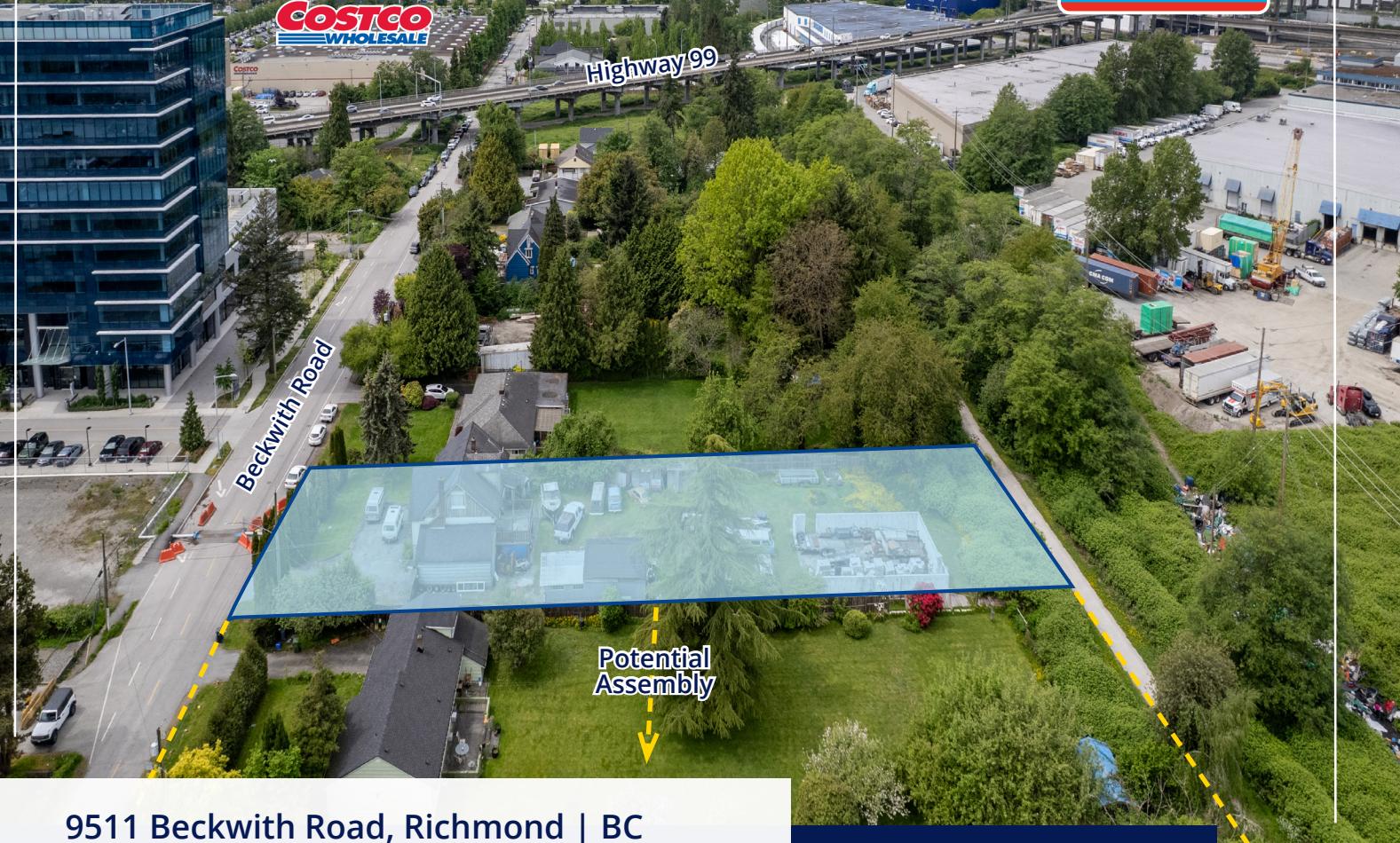




Colliers



9511 Beckwith Road, Richmond | BC

0.5 Acre Commercial Development Site in Richmond **for sale**

This parcel is located in the Bridgeport neighbourhood of Richmond, located a short distance from the Vancouver International Airport.

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Property Overview

9511 Beckwith Road is located in Richmond's Bridgeport neighbourhood, strategically near major transportation routes including Highway 99, Bridgeport Road, and Bridgeport Station. Major nearby redevelopment projects include the Bridgeport Business Centre at 9466 Beckwith Road.

The subject offering provides a flexible opportunity for an owner-occupier to build its own commercial building to operate its business out of, or for a developer to build out and sell or lease.

| | |
|-------------------------------|---|
| Address: | 9511 Beckwith Road, Richmond, BC |
| Site Area: | 21,703 SF |
| City of Richmond OCP: | Mixed Employment |
| Sub Area Plan: | City Centre Area: Bridgeport Village - General Urban T4 (25m) |
| FAR Permitted: | 1.85 |
| Use Permitted: | Various Commercial Uses |
| Existing Improvements: | 4-bedroom single family dwelling (treat as vacant) |
| Asking Price: | Contact listing agents |



Key Highlights

- Half acre commercial development opportunity
- Located in a commercial hub near Costco, shopping centres, and near the airport
- Near a number of active commercial development applications



8 minute drive to McArthurGlen Outlet



Adjacent to popular inner-city green space

Richmond OCP Updates

- Approved in 2012
- New OCP bylaw prepared for Council consideration at the end of 2025

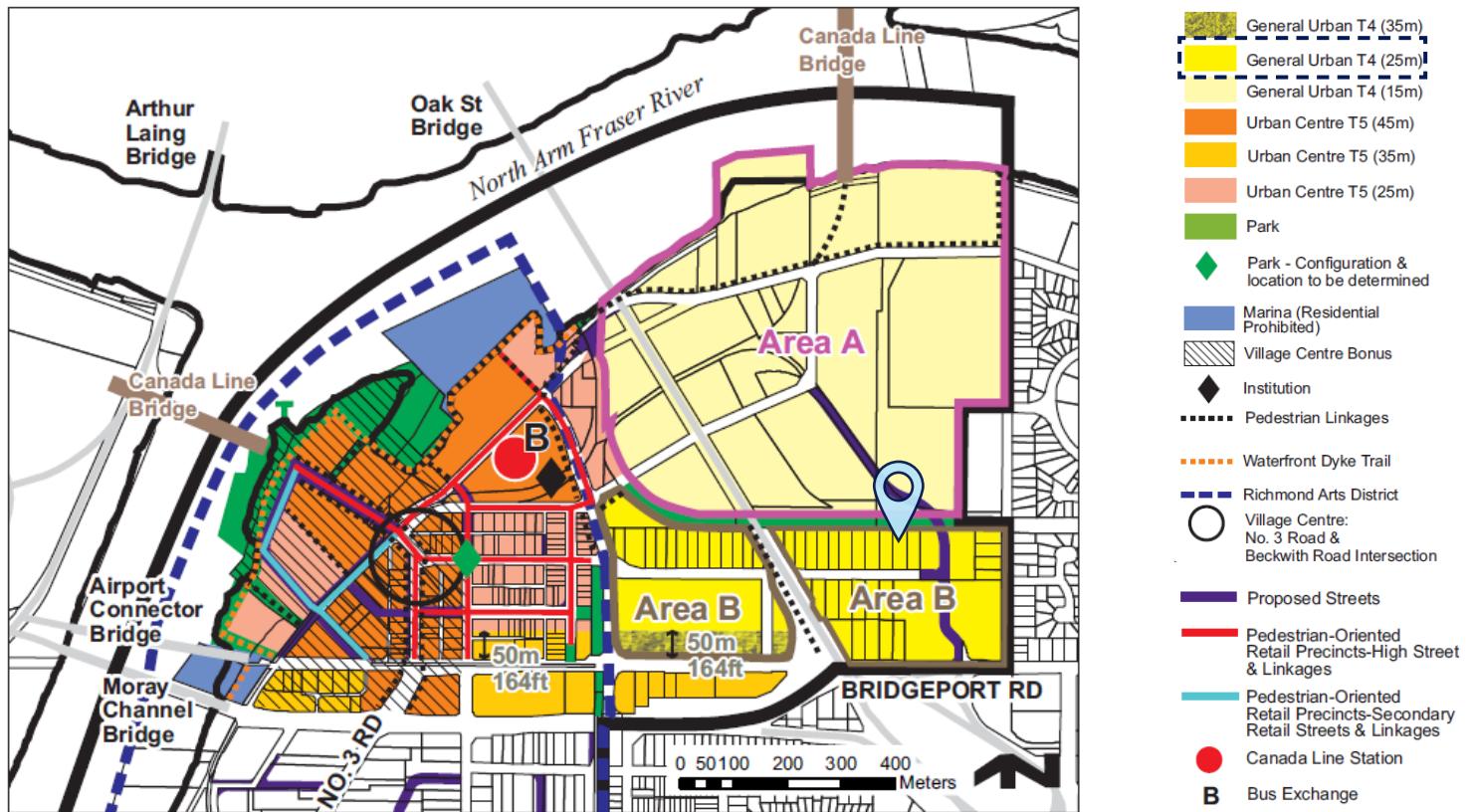


72 Excellent Transit Score



10 minute drive to YVR Airport

Land Use Plan



Bridgeport Village - Area B

| Permitted Uses: | Maximum Average Net Development Site Density: |
|--|---|
| <ul style="list-style-type: none"> Light Industry Office Education Hotel Retail Trade & Services Restaurant Neighbourhood Pub | <ul style="list-style-type: none"> Institutional Use Recreation Studio Accessory Uses Community Use (excluding child care) <p>• 1.85, provided that the total net floor area of non-industrial uses does not exceed 60% of the net floor area for the entire site.</p> |

*Exclusions apply.



Nearby Development Applications



Nearby Amenities





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