



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

Richmond OCP Updates

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



8 minute drive
to McArthurGlen
Outlet



Adjacent to
popular inner-city
green space

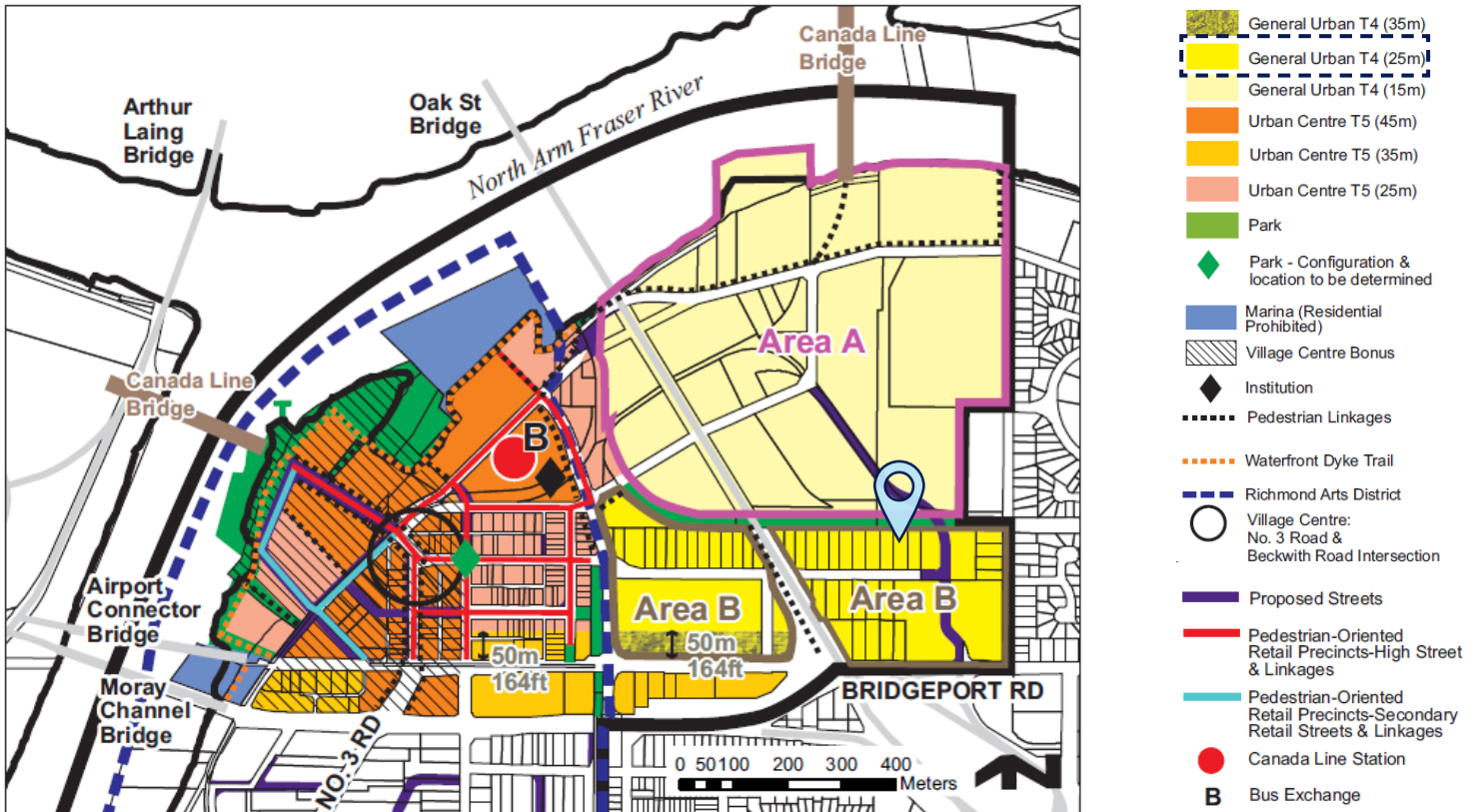


72 Excellent
Transit Score



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 Institutional Use Recreation Studio Accessory Uses Community Use (excluding child care) 	<ul style="list-style-type: none"> 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.

*Exclusions apply.



Nearby Development Applications







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