



123 & 128 6033 London Road

Steveston Real Estate Group

Opportunity

Prime retail location currently fixtured as a beautifully-appointed office spanning two commercial retail units in the heart of Steveston's beloved London Landing neighbourhood.

Featuring five offices, a boardroom, reception, storage, and copy areas, plus a large kitchen and a full 3-piece washroom, this space will exceed your expectations. An unbeatable offering of two strata lots with a combined square footage of 1,854, this CRU enjoys sunny, south-facing windows and ease of access via two front entrances and one rear entrance to the space. You won't have to worry about your staff or clients finding parking in the surrounding area, as this building boasts. Don't miss your chance to secure your business's future in this charming Steveston location, steps from the waterfront, great cafes, and a growing population.





Property Highlights

123 & 128 Combined:

SF: 1,854

Parking: 6

Year Built: 2009

Strata Fee: \$993.09

Gross Taxes: \$10,596.51

Possession: Vacant

123 List Price: \$755,000

128 List Price: \$740,000

Total Price: \$1,495,000

Salient Facts

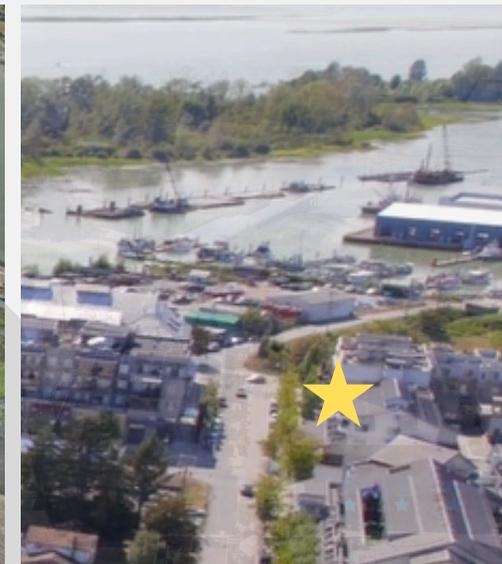
Civic Address:	123 6033 London Road, Richmond BC, V7E 4J2 128 6033 London Road, Richmond BC, V7E 4J2
Legal Description	STRATA LOT 23 & 24, BLOCK 3N, PLAN BCS3565, SECTION 18, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Location	London Station I
Ownership Interest	Registered Owner, Freehold Strata
Zoning	ZMU14
Parking	6 assigned parking stalls for exclusive use, plus recessed curb parking out front, at-grade visitor parking at the rear of the building, and below-building visitor stalls.
Permitted Use	Vacant and move-in ready space, perfect for end users of retail shops, personal services, office, or restaurant use.

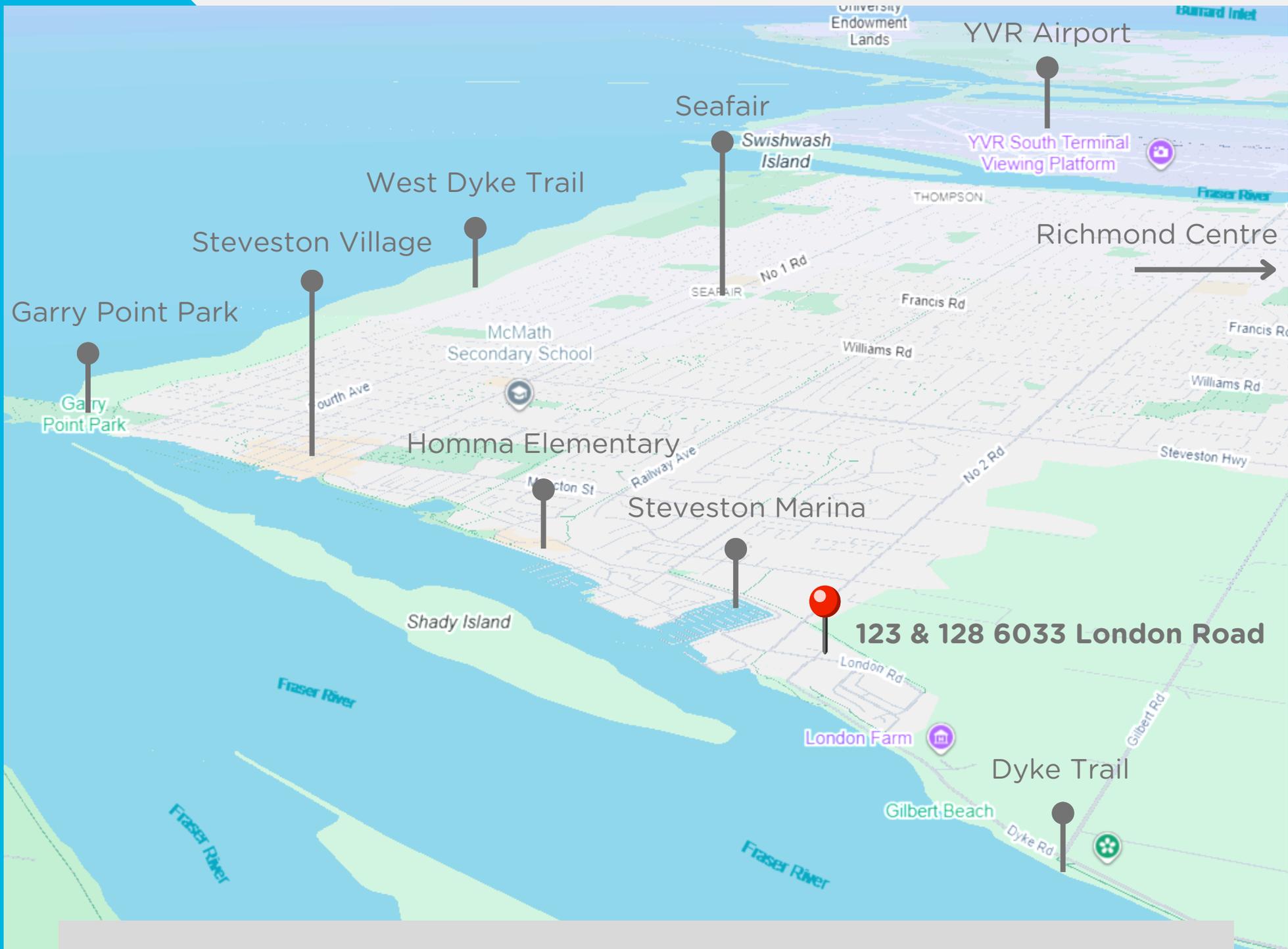


Location

Located in the desirable London Landing neighborhood, home to over 700 residents. Steps from waterfront trails, cafes, dining options and more. Just 850 meters from a bus stop providing seamless access to all parts of Richmond. A 10 minute walk from Homma Elementary and 20 minutes to McMath Secondary.

A convenient 15 minute waterfront stroll away from Steveston Village, voted Metro Vancouver's Best Neighbourhood. The Village offers an array of attractions featuring nearly 100 local businesses including restaurants, retailers, and services.





123 & 128 6033 London Road

Garry Point Park

Steveston Village

West Dyke Trail

Seafair

YVR Airport

YVR South Terminal Viewing Platform

Richmond Centre

Homma Elementary

Steveston Marina

123 & 128 6033 London Road

London Farm

Dyke Trail

Gilbert Beach

Shady Island

Fraser River

Fraser River

Fraser River

University Endowment Lands

Fraser Inlet

Fraser River

Francis Rd

Williams Rd

Steveston Hwy

THOMPSON

No 1 Rd

Francis Rd

Williams Rd

No 2 Rd

Railway Ave

Moxton St

South Ave

McMath Secondary School

SEAFAIR

London Rd

Gilbert Rd

Dyke Rd



StevestonRealEstateGroup
RE/MAX Westcoast

Contact Us

LEASING & SALES



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