


ACTIVE**C8039259****Board: V**

Retail

1110 4540 NO 3 ROADRichmond
West Cambie
V6X 4E4**\$0 (LP)**

(SP)

\$40.07 (LR sq. ft. p/a) 

Highly desirable Empire Centre, one of the busiest shopping malls in Richmond, anchored by supermarket and high-end restaurant, lots of established businesses, very attractive to business operators and customers. This unit is close to food court, exposed to busy foot traffic, comes with its own washroom, 539 sf is a perfect size for small businesses. \$1800/month gross rent includes property tax and strata fee, with a reserved parking pass.

P.I.D.: 800-147-462**Property Type:** Retail**Zoning/Land Use:** CA**Land Sz SF/Acres:** 539 / 0.01**Brochure:****Prop. Tax/Year:** \$3,415.25 / 2021**Width / Depth:** /**Transaction Type:** For Lease**Sale Type:** Lease**Virtual Tour:****Property Details****Interest In Land:** Strata**Environmental Assessment Phase:** None**Occupancy:** Vacant**Seller's Rights Reserved:** No**Amenities:** Air Conditioning, Alarm System, Handicap Access/Facil, Storefront, Visitor Parking, Washrooms Female/Male**Site Services:****General Building Details****Subj. Space SqFt:** 539 **Width / Depth:** /**Year Built:** 2000**Complex Name:** EMPIRE CENTRE**# of Buildings:** **# of Storeys:****# of Loading Doors:** **# of Grade Doors:****Parking Spaces:** 1 **# of Elevators:** 1**Roof:** Torch On**HVAC:** Central A/C**Building Type:** Shopping Centre**Construction Type:** Concrete Block, Concrete**Restrictions:****Office Area Sq Ft:****Mezzanine Area Sq Ft:****Retail Area Sq Ft:** 539**Other Area Sq Ft:****Warehouse Area Sq Ft:****Lease Details****Leased Rate Sq. Foot:** \$40.07**Leased Size Sq. Foot:****Lease Type:** Gross**Lease Op Cost SqFt:** \$0.00**Additional Rent/SF:****Lease Term (Months):** 60**Lease Expiry Date:****Lease SubLease:** No**Tot. Spce Avail for Lse:** 539**Subj. Unit Cont. Spce:****Firm(s):** Macdonald Commercial Real Estate Services Ltd.

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Client View