

For Sale

Steveston Highway Development Opportunity



Location
10980 No.3 Road
Richmond
British Columbia

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VANCOUVER INTERNATIONAL AIRPORT

Richmond Hospital

Richmond Centre

SmartCentre Richmond

BC LIQUOR STORES
PriceSmart foods
welcome to low prices
STAPLES

SAFeway
SHOPPERS
DRUG MART

South Arm
Community Centre

Hugh McRoberts
Secondary

Subject Site

← STEVESTON VILLAGE

NO. 2 ROAD (22,296 VPD)

NO. 3 ROAD (15,709 VPD)

STEVESTON HIGHWAY (27,189 VPD)

Form Real Estate Advisors
*Personal Real Estate Corporation

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Fast Facts

Immediate

Development Opportunity

10 Minute Drive to

Canada Line Skytrain Station

15 Minute Drive to

Vancouver International Airport

Households (5km Radius)

64,702

Population (5km Radius)

169,077

02



Location Highlights

Located on the northeast corner of No. 3 Road and Steveston Highway in the city of Richmond, BC

Area retailers include: Canadian Tire, Save-On-Foods, Safeway, BC Liquor Store, London Drugs, RBC, Scotiabank and Bank of Montreal

The property is situated near a number of high profile residential developments

Development Potential

Current Zoning is CG-2 (gasoline service station)

Designated 'Commercial' under Broadmoor Neighbourhood Plan

Corner lot with efficient site dimensions of approximately 131 feet by 132 feet

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Salient Details

Civic Address: 10980 No.3 Road

PID: 003-463-834

Legal Description: PARCEL "G" (REFERENCE PLAN 15979) SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

Location: Northeast corner of No.3 Road and Steveston Highway

Site Size: Approximately 17,374 SF

Site Dimensions: No. 3 Road: Approximately 132 feet
Steveston Highway: Approximately 131 feet

Traffic Counts: 27,189 vehicles per day along Steveston Highway
9,271 vehicles per day along No. 3 Road

Zoning: CG-2: This zone is intended to accommodate and regulate the development of full service of gasoline stations or combined full service and self-service gasoline stations and accessory uses including convenience and automotive repair.

Permitted Density: Up to 0.35 Floor Space Ratio

OCP Designation & Potential FSR Broadmoor Neighbourhood - Commercial

Property Taxes (2018) \$21,384.65

BC Assessment (2018) Land: \$1,581,000
Building: \$0
Actual Total: \$1,581,000

Environmental: Certificate of Compliance and corresponding environmental studies available upon request.

Financing: Clear Title

Asking Price: \$2,600,000

View Looking North



View from the Southeast Corner



View Looking East

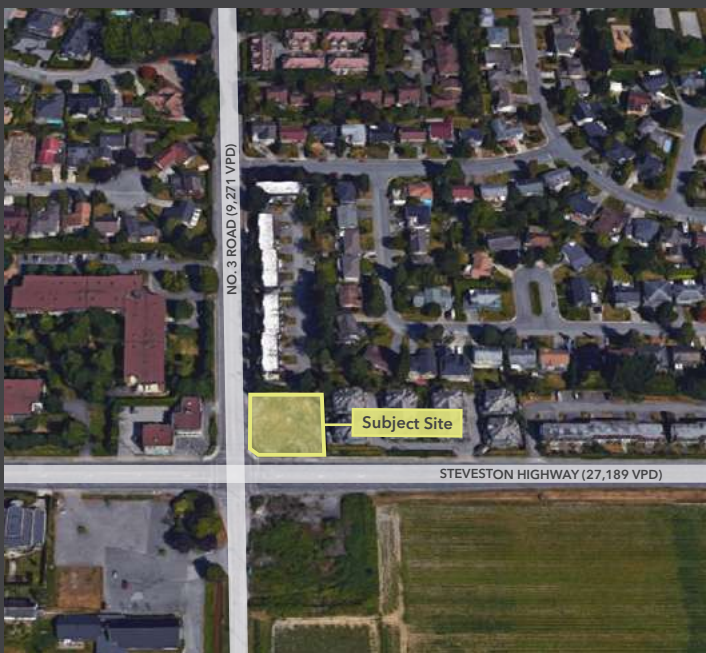


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Market Overview

The Subject Property is situated in the area of South Richmond on the northeast corner of Steveston Highway and No. 3 Road and in close proximity to Steveston Village. No. 3 Road is one of the busiest and most retail-centred roads in Richmond. The area of South Richmond has, and continues to see progressive residential development growth, drawing great desirable livability to the area.



Steveston Village

Steveston Village is a quaint neighbourhood found on the southwestern tip of Richmond at the mouth of the Fraser River. The village was once the largest fishing port and cannery centre on the West Coast. Today, the canneries are no longer in operation, but the village is still an active West Coast fishing community. It is home to the largest salmon run in North America and the largest fleet of commercial fishing vessels on the BC Coast.

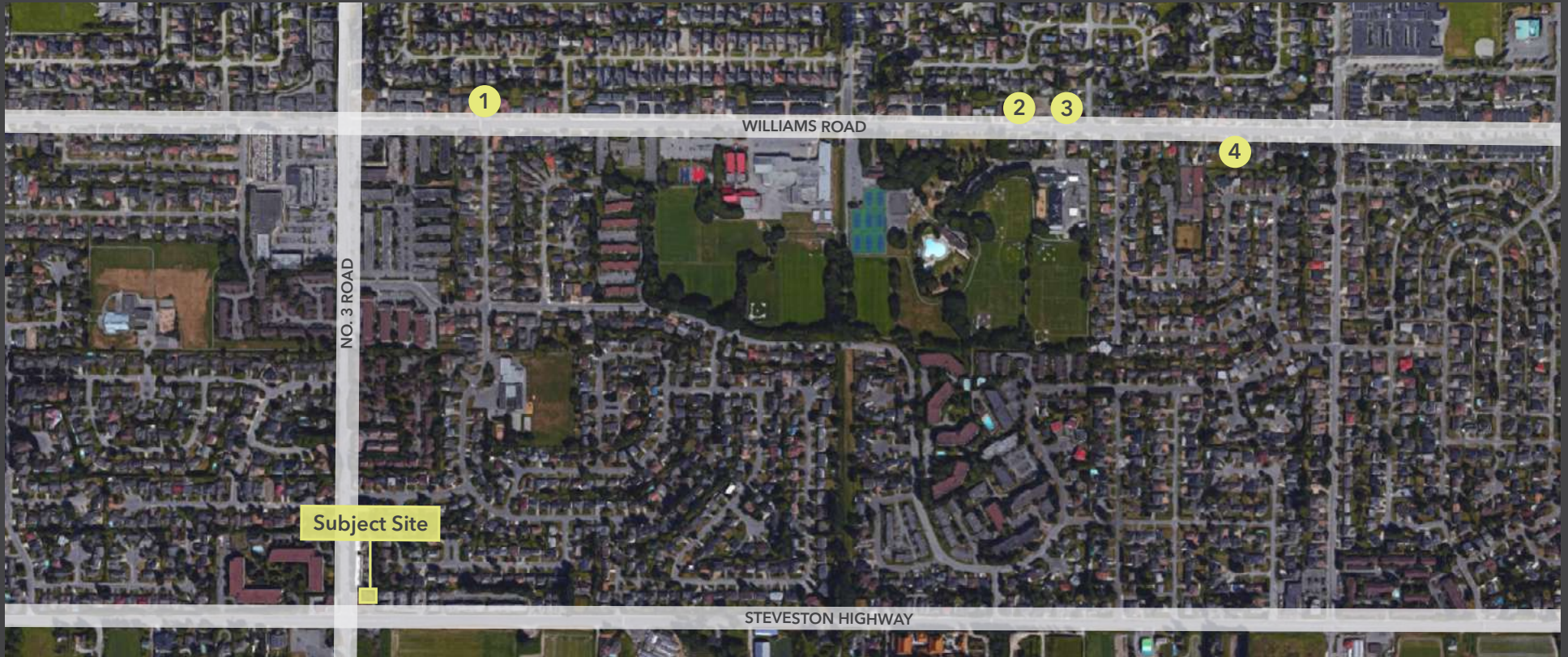
Steveston has seen significant increases in its tourism in recent years. The town boasts its character of a historic fishing village containing historic buildings and sites including the Gulf of Georgia Cannery. In addition, Steveston is often used as a filming location for movies and television, in addition to drawing tourists into the area.

| 2018 Estimates & Projections | 1 KM | 3 KM | 5 KM | 10 Min |
|------------------------------|----------|-----------|----------|----------|
| Population | 7,299 | 77,598 | 169,077 | 155,177 |
| Households | 2,602 | 22,744 | 64,702 | 56,683 |
| Average Household Income | \$94,778 | \$108,411 | \$96,473 | \$97,708 |

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Nearby Developments



| # | Address | Description | Size | Status |
|---|---------------------------|---|----------|----------------|
| 1 | 8231 Williams Road | Rezoning application to develop 10 two three storeys townhouse units | 10 Units | New |
| 2 | 9211 & 9231 Williams Road | Permit construction of 8 townhouse units | 8 Units | Adopted |
| 3 | 9511 & 9531 Williams Road | Rezoning application to permit the development of 8 townhouse units and one six-unit building | 8-storey | Public Hearing |
| 4 | 9620 Williams Road | Sian Group Investments Inc. applied to construct 28 townhouse units | 28 Units | In Circulation |



Form Real Estate Advisors

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