Affordable Retail Strata Unit

For Sale

#1188-8700 Mckim Way, Richmond





Must See! Approx. 269 SF ground floor retail unit available in Richmond famous Admiralty Centre. Located on the corner of McKim Way and Odlin Crescent. Pacific Plaza just across the road, bus station just behind the subject building. Minutes walking to No.3 road and Alderbridge way. Richmond Plaza, President Plaza, Olympia Centre, Garden City Plaza, Lansdowne Centre are all around. The unit current use for acupuncture clinic, and will provide vacant possession. The Unit connected with hot/cold water. Zoning is ZI2, suitable for most of commercial retail, veterinary clinic, barber, beauty salon etc. A rare opportunity for those who are looking for retail unit to operate their own business. Don't hesitate, call now for more details!

Property Information

Address:	#1188-9700 McKim Way, Richmond
Legal:	STRATA LOT 17, BLOCK 5N, PLAN LMS3004, SECTION 33, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTERESTIN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, ASAPPROPRIATE
P.I.D.:	023-946-822
Zoning:	ZI2

Government Assessment (2022)

Land	$ 149,000
Improvement	$ 20,000
Total	$ 169,000
Tax (2021)	$1,021.68

Unit Information

Strata fee:	$351.80/month
Storey:	Ground level
Built Year:	1997
Unit Size:	269 SF



Re/Max Commercial Top 1 Winner

Raymond Leung PREC* 梁國權

604-644-6482

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- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
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- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9 名
- Re/Max Canada Top 5 全加拿大首5 名
- Re/Max Hall of Fame Award 終身大獎

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Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5

Tel: 604-644-6482 Fax: 604-439-2299 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

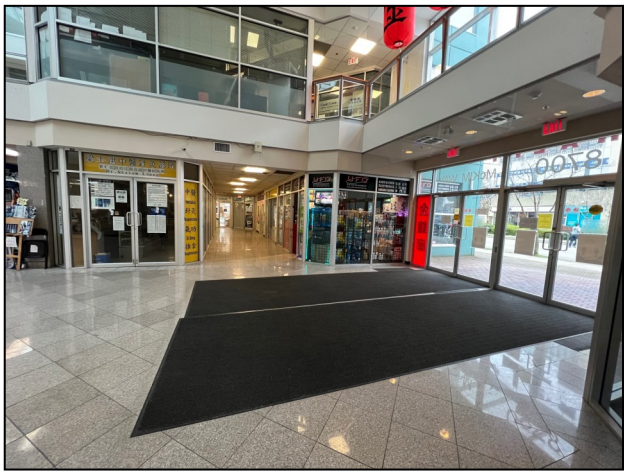

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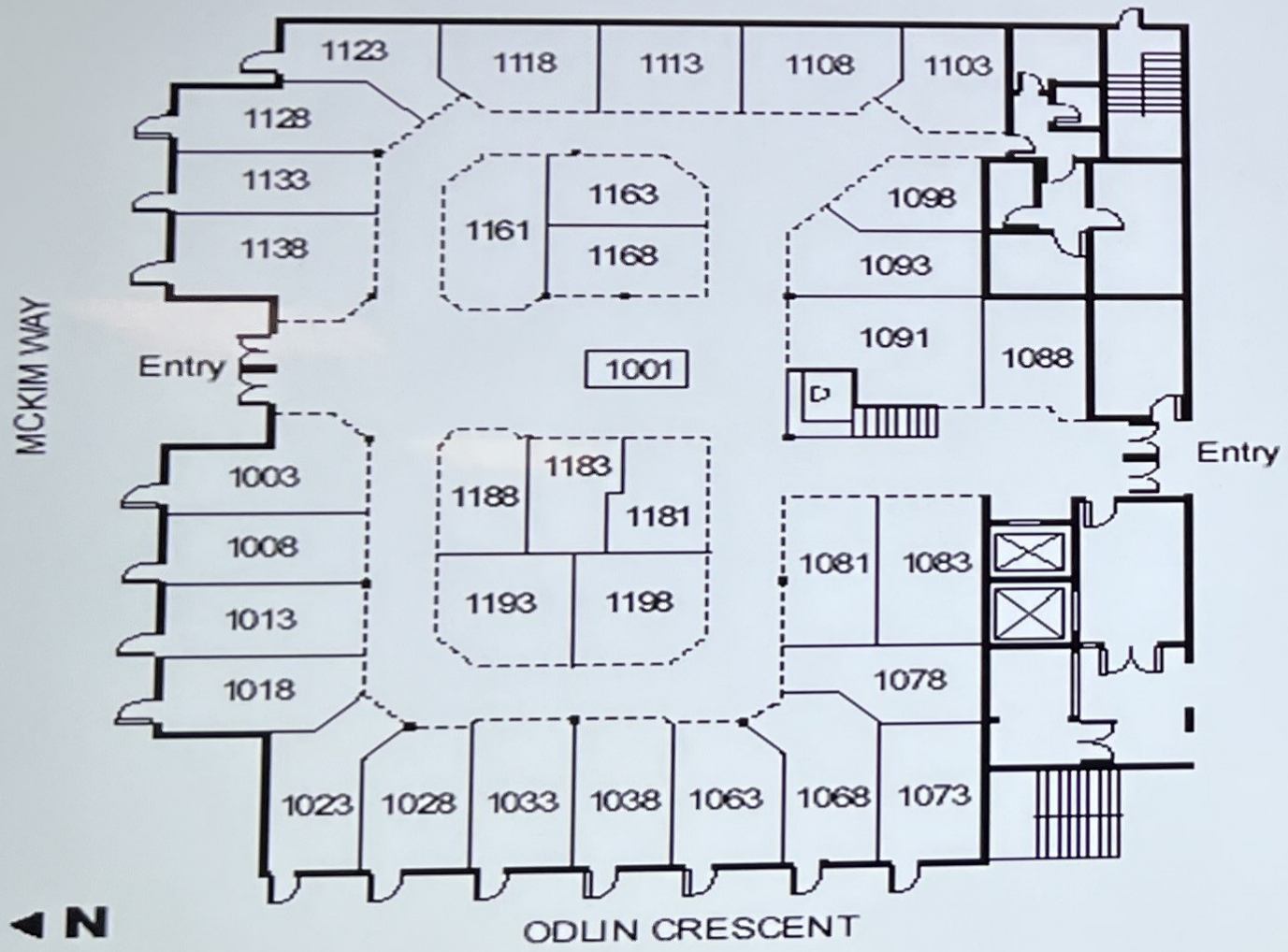

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MAIN FLOOR


1123
1118
1113
1108
1103
1128
1133
1138
1161
1163
1168
1098
1093
1091
1088
Entry
1001
MCKIM WAY
1003
1008
1013
1018
1188
1183
1181
1193
1198
1081
1083
1078
Entry
1023
1028
1033
1038
1063
1068
1073
N
ODLIN CRESCENT

23.2 Industrial Limited Retail (ZI2) – Aberdeen Village (City Centre)

23.2.1 Purpose

The **zone** provides for **general industrial**, commercial support and limited retail **uses** in the Odlin Road area of the Aberdeen Village in the **City Centre**.

23.2.2 Permitted Uses

- **child care**
- **education, commercial**
- **health service, minor** *[Bylaw 8760, May 16/11]*
- **industrial, general**
- **manufacturing, custom indoor**
- **office**
- **parking, non accessory**
- **recreation, indoor**
- **restaurant**
- **retail, general**
- **services, personal** *[Bylaw 8684, Jan 17/11]*
- **studio**
- **veterinary clinic**

23.2.3 Secondary Uses

- **n/a**

23.2.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with:
   a) an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and
   b) an additional 0.2 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. **General retail** shall occupy no more than 0.3 **floor area ratio** of the maximum 1.0 **floor area ratio**.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

23.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.2.6 Yards & Setbacks

1. The minimum **road setback** is:
   a) 3.0 m on Garden City Road and Cambie Road; and
   b) 6.0 m on Odlin Road.
2. No **building** shall be located closer to a residential **zone** than:
   a) 3.0 m for a 1 **storey building**;

b) 7.5 m for a 2 **storey building**; and

c) 25.0 m for a 3 or more **storey building**.

23.2.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m.

2. The maximum **height** for **accessory structures** is 20.0 m.

23.2.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

23.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

23.2.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum manoeuvring aisle width is 6.71 m.

23.2.11 Other Regulations

[Bylaw 9723, Jul 17/17]

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.