Retail Unit in Parker Place
For Sale
1250 4380 No. 3 Road, Richmond





Must Sale! Small investment retail with asking price $499,000. Approx. 635 sqft affordable retail corner unit is available in Richmond, Parker Place I shopping mall. Located at No.3 rd, one of the busiest commercial road in Richmond. Walking distance to Aberdeen Station of Skytrain, surrounded by all kinds of plaza and mall, Aberdeen Centre, Parkside Mall, and Lansdowne Centre all around. Unit is occupied by a game cards retail tenant with $2,200/month gross rent. A rare opportunity for people who are looking for small investment. **Don't miss, Call Now!**

Property Information

Address:	1250 4380 No. 3 Road, Richmond
Legal:	SL 69, BL 5N, PL LMS463, SEC 33, R 6W, NW LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
P.I.D.:	017-863-376
Zoning:	CA
Strata Area:	635 SqFt

Government Assessment (2025)

Land	$479,000
Improvement	$55,700
Total	$534,700
Tax:	$4,520.29

Building Information

Parking:	1
Built year:	1992
Strata Fee:	$967.71



Award Winning Services!

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Personal Real Estate Corporation

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- Re/Max Circle of Legend Award since 2017
- Re/Max Diamond Club Team Award Winner 2022
- Re/Max Platinum Club Team Award Winner 2023
- Re/Max City Realty Commercial Most Expensive Property Sold 2023
- Re/Max City Realty Commercial Rent Collected 2023
- Re/Max Chairman's Club Team Award Winner 2021 & 2024

RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

Leung Real Estate Group 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.*


TEAM COLLECTORS
Pokémon, One Piece, TCG
Team Collectors
BUY
TRADE
SELL


NO.003
Team Collectors
BUY, TRADE, SELL
Pokémon, One Piece, TCG
TEAM COLLECTORS
Play,
Collect,
Rip
COLLECTOR
TOWN
BUY
TRADE
SELL




Have A Seat
Big in Energy

SHEET 5 OF 12 SHEETS
STRATA PLAN LMS 463

FIRST FLOOR. STRATA LOTS 1 TO 106 INCLUSIVE.

SCALE = 1:500.
5m 0 10 20m

SEE DETAIL SHEET (SHEET 6 OF 12 SHEETS)

SEE DETAIL SHEET (SHEET 7 OF 12 SHEETS)

SEE DETAIL SHEET (SHEET 8 OF 12 SHEETS)

SEE DETAIL SHEET (SHEET 9 OF 12 SHEETS)

PYLON SIGN

WALL SIGNS LCP

CORRIDOR

CP

STAIRS

ELEVATOR

CEILING SIGNS LCP

WALL SIGNS LCP

SHOWCASES LCP

MECHANICAL ROOM

TELEPHONE & SECURITY

WASH-ROOM

ELECTRICAL ROOM

WASHROOMS

JANITOR ROOM

MAIL ROOM

MANAGEMENT OFFICE

WASH-ROOMS

SPRINKLER ROOM

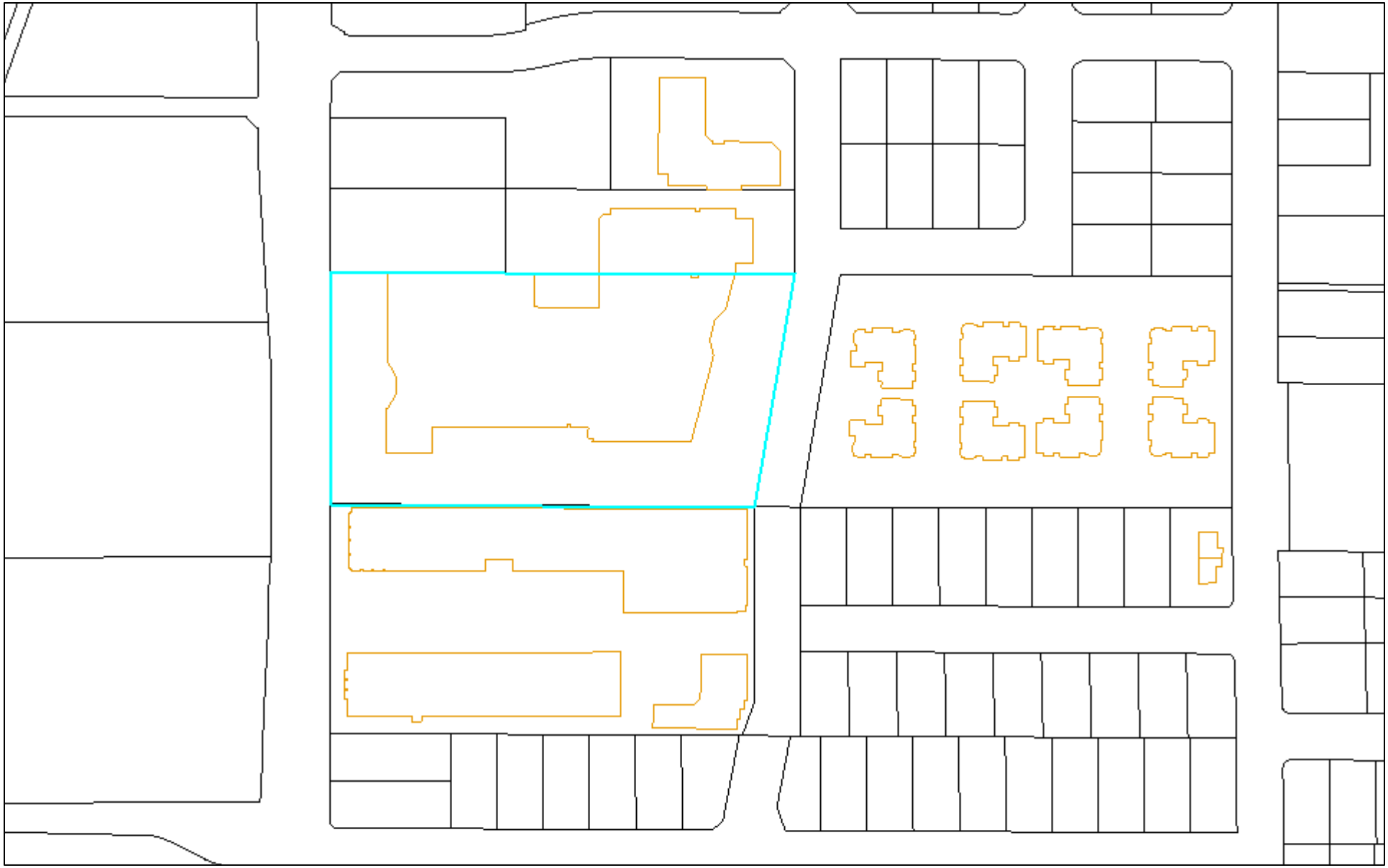
RAMP UP

S.L. 1 S.L. 2 S.L. 3 S.L. 4 S.L. 5 S.L. 6 S.L. 7 S.L. 8 S.L. 9 S.L. 10 S.L. 11 S.L. 12 S.L. 13 S.L. 14 S.L. 15 S.L. 16 S.L. 17 S.L. 18 S.L. 19 S.L. 20 S.L. 21 S.L. 22 S.L. 23 S.L. 24 S.L. 25 S.L. 26 S.L. 27 S.L. 28 S.L. 29 S.L. 30 S.L. 31 S.L. 32 S.L. 33 S.L. 34 S.L. 35 S.L. 36 S.L. 37 S.L. 38 S.L. 39 S.L. 40 S.L. 41 S.L. 42 S.L. 43 S.L. 44 S.L. 45 S.L. 46 S.L. 47 S.L. 48 S.L. 49 S.L. 50 S.L. 51 S.L. 52 S.L. 53 S.L. 54 S.L. 55 S.L. 56 S.L. 57 S.L. 58 S.L. 59 S.L. 60 S.L. 61 S.L. 62 S.L. 63 S.L. 64 S.L. 65 S.L. 66 S.L. 67 S.L. 68 S.L. 69 S.L. 70 S.L. 71 S.L. 72 S.L. 73 S.L. 74 S.L. 75 S.L. 76 S.L. 77 S.L. 78 S.L. 79 S.L. 80 S.L. 81 S.L. 82 S.L. 83 S.L. 84 S.L. 85 S.L. 86 S.L. 87 S.L. 88 S.L. 89 S.L. 90 S.L. 91 S.L. 92 S.L. 93 S.L. 94 S.L. 95 S.L. 96 S.L. 97 S.L. 98 S.L. 99 S.L. 100 S.L. 101 S.L. 102 S.L. 103 S.L. 104 S.L. 105 S.L. 106

June 24/92

91153

Site Map



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0 0.05 0.1 0.2 km

Air Parcels

Strata

Parcels (black line)

City Hall

Electric Vehicle Charging Stations

Fire Stations

Police Stations

Ambulance Stations

Hospitals

City of Richmond, BC
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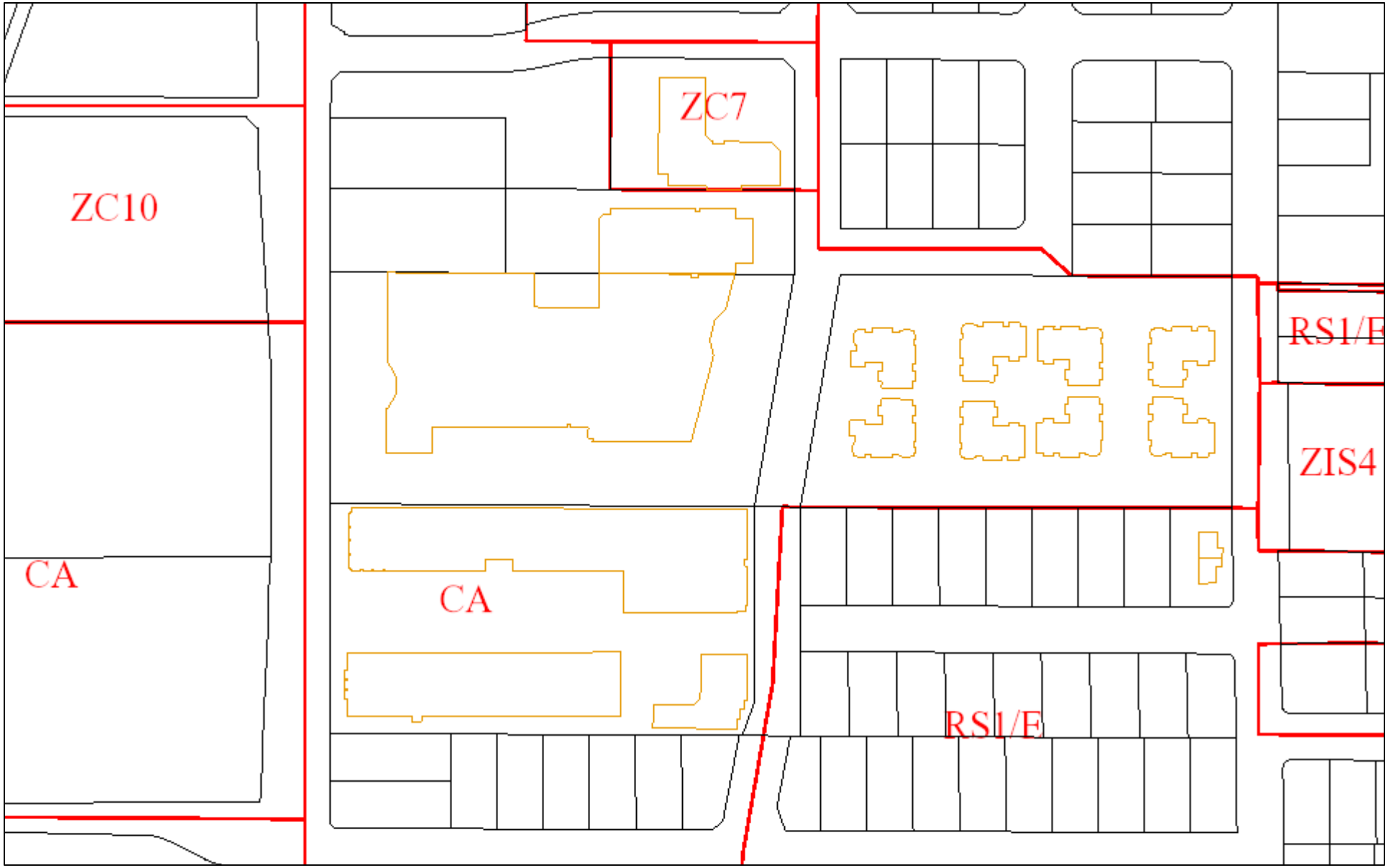
Zoning Map



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0 0.05 0.1 0.2 km

- Air Parcels
- Strata
- Parcels (black line)
- Zoning Lines
- City Hall
- Electric Vehicle Charging Stations
- Fire Stations
- Police Stations
- Ambulance Stations

City of Richmond, BC
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10.3 Auto-Oriented Commercial (CA)

10.3.1 Purpose

The **zone** provides for a mix of commercial and related **uses** oriented to vehicular **access**.

10.3.2 Permitted Uses

- **amusement centre**
- **animal grooming**
- **body rub studio**
- **body painting studio**
- **broadcasting studio**
- **car wash**
- **child care**
- **commercial storage** *[Bylaw 8684, Jan 17/11]*
- **education, commercial**
- **education, university**
- **entertainment, spectator**
- **government service**
- **greenhouse & plant nursery**
- **health service, minor**
- **hotel**
- **liquor primary establishment**
- **manufacturing, custom indoor**
- **microbrewery, winery and distillery** *[Bylaw 9490, Mar 21/16]*
- **motel**
- **office**
- **parking, non-accessory**
- **recreation, indoor**
- **recycling depot**
- **religious assembly**
- **restaurant**
- **restaurant, drive-through**
- **retail, adult**
- **retail, convenience**
- **retail, general**
- **retail, pawnshop**
- **retail, second hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- *[Bylaw 8684, Jan 17/11]*
- **service, personal**
- **studio**
- **transportation depot**
- **vehicle body repair or paint shop**
- **vehicle repair**
- **vehicle rental, convenience**

10.3.2 Permitted Uses con't

- **vehicle sale/rental**
- **veterinary service**

10.3.3 A. Secondary Uses *[Bylaw 9091, Mar 10/14]*

- **home business**
- **residential security/operator unit**

10.3.3 B. Additional Uses *[Bylaw 9091, Mar 10/14]*

- **retail liquor 2**

10.3.4 Permitted Density

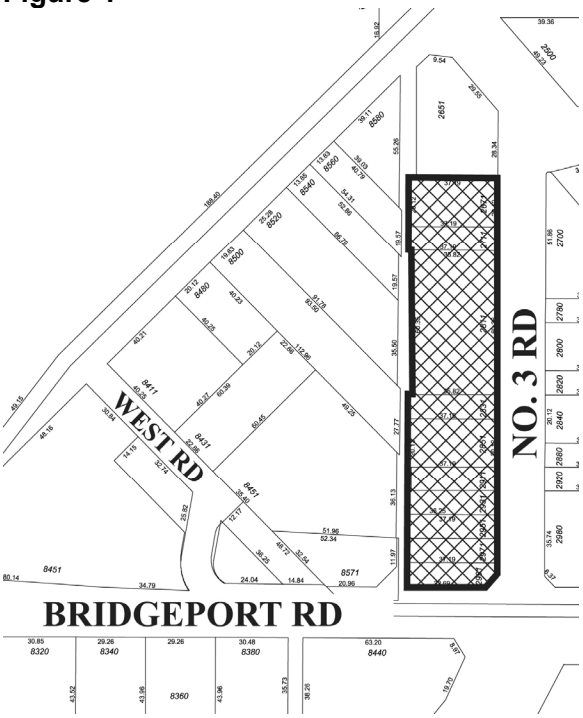
1. The maximum **floor area ratio** for **hotels** is 1.5.

2. The maximum **floor area ratio** for all other **uses** is 0.5.

3. There is no maximum floor area ratio for non-accessory parking as a principal use.

4. Notwithstanding Sections 10.3.4.1 and 10.3.4.2, the maximum **floor area ratio** for the net **site** area of the **site** located within the **City Centre** shown on Figure 1 below shall be 0.5, provided that the **owner** dedicates not less than 700 m^2 of the **site** as **road**. *[Bylaw 9042, Jul 25/16]*

Figure 1 *[Bylaw 9042, Jul 25/16]*



10.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.

10.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.

2. The minimum **interior side yard** is 3.0 m.

3. The minimum **rear yard** is 3.0 m.

4. Notwithstanding the above, 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**; or

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

5. **Retail pawnshop** shall not be located closer than 750.0 m to the **site specific zone** that permits a **casino**. *[Bylaw 9528, Apr 18/16]*

6. Vehicle repair, vehicle body repair or paint shop and car wash shall not be located closer than 20.0 m from a residential zone or a site specific zone that permits residential uses.

7. **Body rub studio**, **body painting studio** and **adult retail** shall not be located closer than 100.0 m to a **residential zone** or **institutional zone** and 500.0 m to the **site specific zone** that permits a **casino**. *[Bylaw 8684, Jan 17/11]*

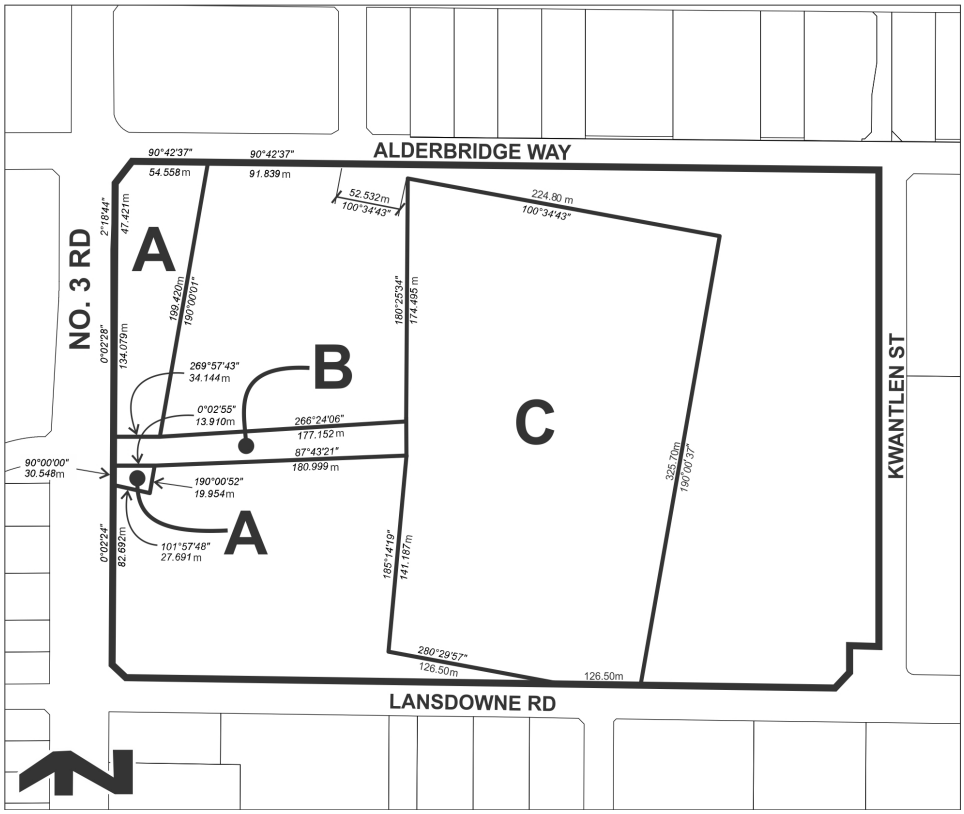
10.3.7 Permitted Heights

1. The maximum **height** for **hotels** is 45.0 m, with the following exceptions: *[Bylaw 10021, May 21/19]*

a) 5300 No. 3 Road and 8311 Lansdowne Road *[Bylaw 10021, May 21/19]*
P.I.D. 004-037-995 *[Bylaw 10021, May 21/19]*
LOT 80 SEC 3, 4 BLK 4N RG 6W PL NWP50405 Except Plan LMP46129 *[Bylaw 10021, May 21/19]*

The maximum **height** for **hotels** is 43.0 m in the area labelled as "A", 36.0 m in the area labelled as "B", and 40.0 m in the area labelled as "C" below: *[Bylaw 10021, May 21/19]*

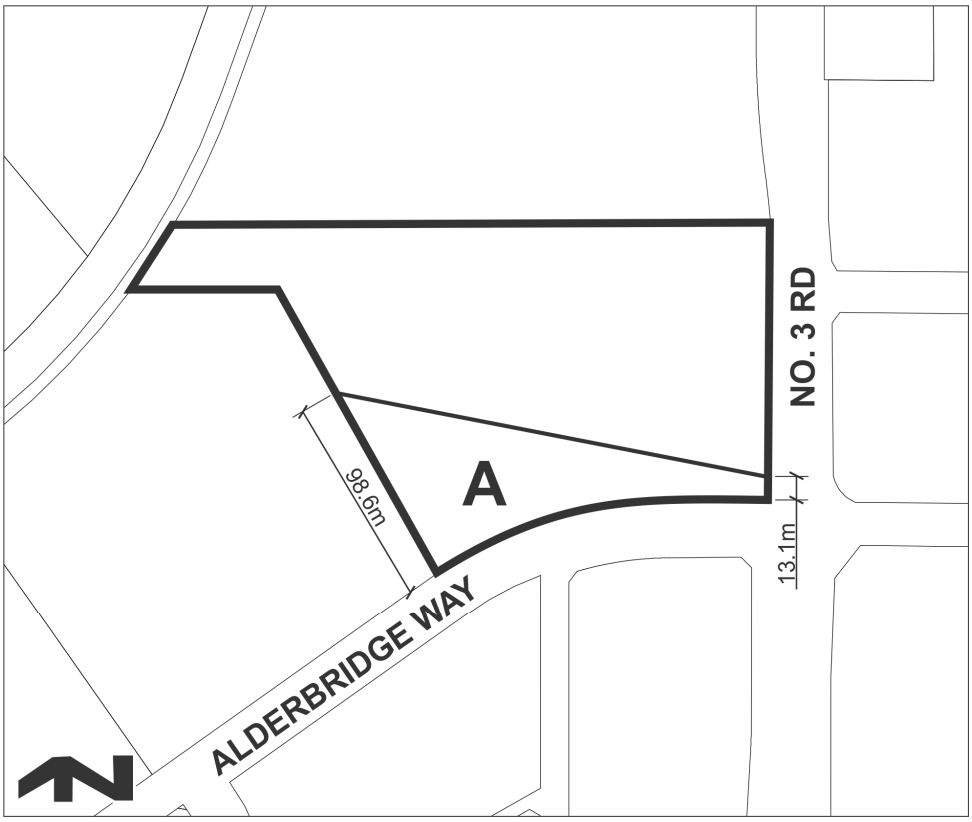
[Bylaw 10021, May 21/19]



b) 5551 No. 3 Road *[Bylaw 10021, May 21/19]*
P.I.D. 006-770-622 *[Bylaw 10021, May 21/19]*
LOT 30 SEC 5 BLK 4N RG 6W PL NWP32827 *[Bylaw 10021, May 21/19]*

The maximum **height** for **hotels** is 33.0 m in the area labelled as "A" below: *[Bylaw 10021, May 21/19]*

[Bylaw 10021, May 21/19]



2. The maximum **height** for all other **buildings** is 12.0 m.

3. The maximum **height** for **accessory structures** is 12.0 m.

10.3.8 Subdivision Provisions/Minimum Lot Size

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

10.3.9 Landscaping & Screening

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

10.3.10 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.

10.3.11 Other Regulations *[Bylaw 9091, Mar 10/14]*

1. **Religious assembly** is limited to: *[Bylaw 9091, Mar 10/14]*

   a) only one **religious assembly** on one property, which must have a minimum **lot area** of 2,400.0 m^2; and *[Bylaw 9091, Mar 10/14]*

   b) 300 seats and a **gross floor area** of 700.0 m^2. *[Bylaw 9091, Mar 10/14]*

2. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e. on a roof of a **hotel**). *[Bylaw 9091, Mar 10/14]*

3. A fully or semi-automatic **car wash** must be wholly contained in a **building** and must comply with the *Public Health Protection Bylaw*. *[Bylaw 9091, Mar 10/14]*

4. A **retail liquor 2** store is only permitted on the following listed **sites**: *[Bylaw 9091, Mar 10/14]*

   a) 8555 Sea Island Way *[Bylaw 9091, Mar 10/14]*
   P.I.D. 026-147-203
   Lot 2 Section 28 Block 5 North Range 6 West
   New Westminster District Plan BCP 15122

5. In the case of Section 10.3.11.a), the **retail liquor 2** store at 8555 Sea Island Way shall have a **gross floor area** not exceeding 222 m^2. *[Bylaw 9091, Mar 10/14]*

6. **Retail pawnshop** shall only be permitted within the **City Centre** and shall be limited to one (1) pawnshop **business** per **lot** and that **business** shall have a gross **floor area** not exceeding 200 m^2. *[Bylaw 9528, Apr 18/16]*

7. **Retail pawnshop** brokers shall comply with the Business Regulation Bylaw No. 7538 and shall transfer the required pawn transaction information to the Police by means mutually agreed by both the Richmond RCMP and the Pawnbroker Operator. *[Bylaw 9528, Apr 18/16]*

8. 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. *[Bylaw 9091, Mar 10/14]*