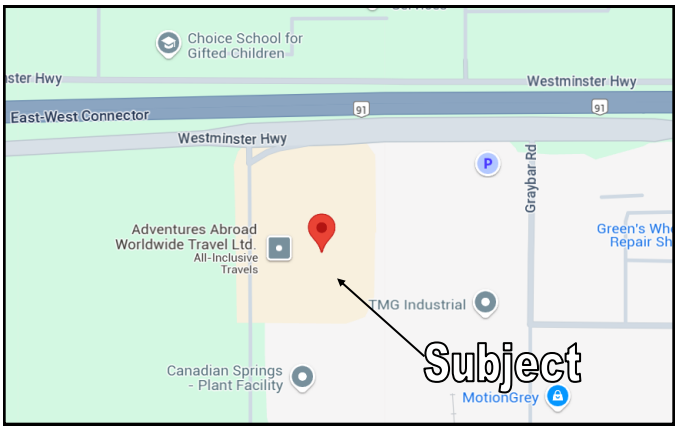
Strata Warehouse in East Richmond

For Sale

3148-20800 Westminster Hy, Richmond





Must See! Approx. 2,528 SqFt industrial unit with 10'x 10' bay door is available in East Richmond. Located at Westminster Highway, easy access to Vancouver, Delta, Surrey and Airport through Hwy 91. Approx. 1,713.6 sqft warehouse and 814.8 sqft office. 22 foot ceiling, total 3 reserved parking stalls. Under IR1 zoning, available for a wide of industrial usage. Vacant Possession. A rare opportunity for people who are looking for small industrial investment in such convenient location. **Don't miss, Call Now!**

Property Information

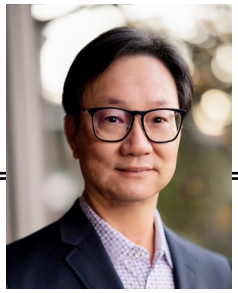
Address:	3148-20800 Westminster Hy, Richmond
Legal:	SL 55, BL 4N, PL LMS2129, SEC 9, RANGE 4W, NW LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
P.I.D.:	023-197-277
Zoning:	IR1
Strata Area:	2,528 SqFt

Government Assessment (2026)

Land	$901,000
Improvement	$233,000
Total	$1,134,000
Tax 2025:	$9,657.47

Building Information

Parking available:	3 stalls
Built year:	1995
Strata Fee:	$599.32



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- 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

2024 Re/Max Western Canada Commercial Team No. 9
Christopher Leung, DULE
梁煒樂 778-951-1515

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.*






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For Sale
RAYMOND
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FIRST FLOOR

BUILDING "C"

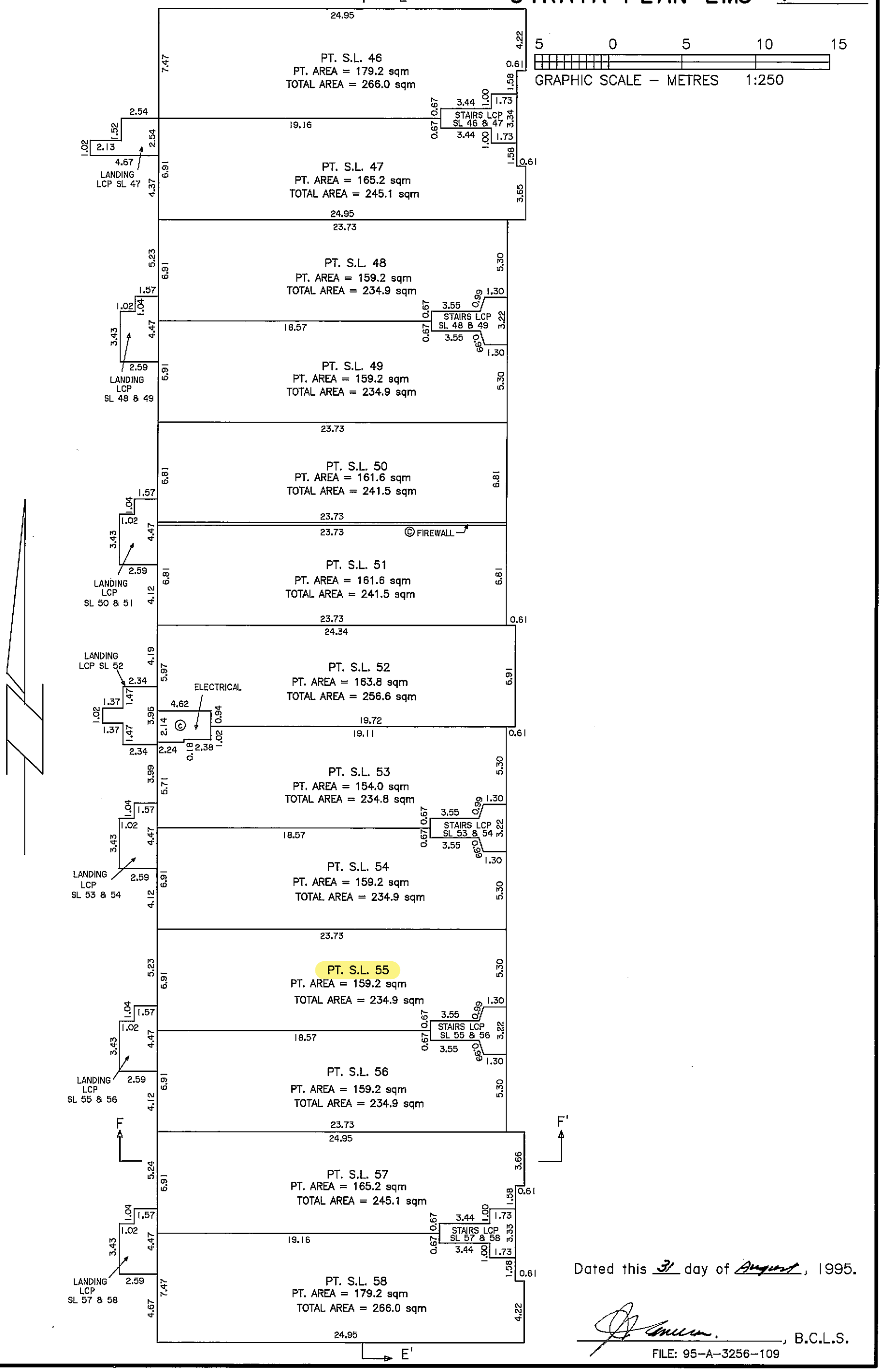
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Sheet 9 of 15 Sheets

STRATA PLAN LMS 2129

5 0 5 10 15

GRAPHIC SCALE – METRES 1:250



Dated this 31 day of August, 1995.

_____, B.C.L.S.

FILE: 95-A-3256-109

Status: Filed
Plan #: LMS2129 App #: N/A Ctrl #: (Altered)
RCVD: 1995-09-14 RQST: 2025-03-21 15.37.15

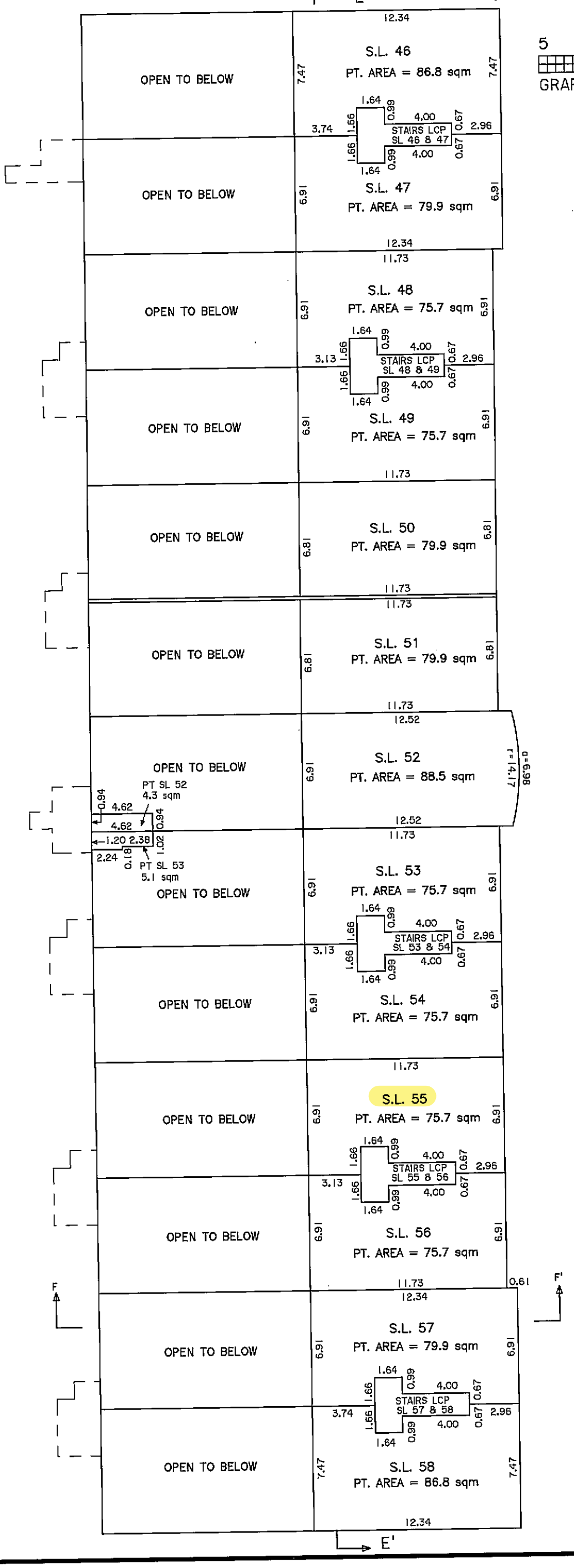
SECOND FLOOR

BUILDING "C"

STRATA PLAN LMS 2129

5 0 5 10 15

GRAPHIC SCALE – METRES 1:250



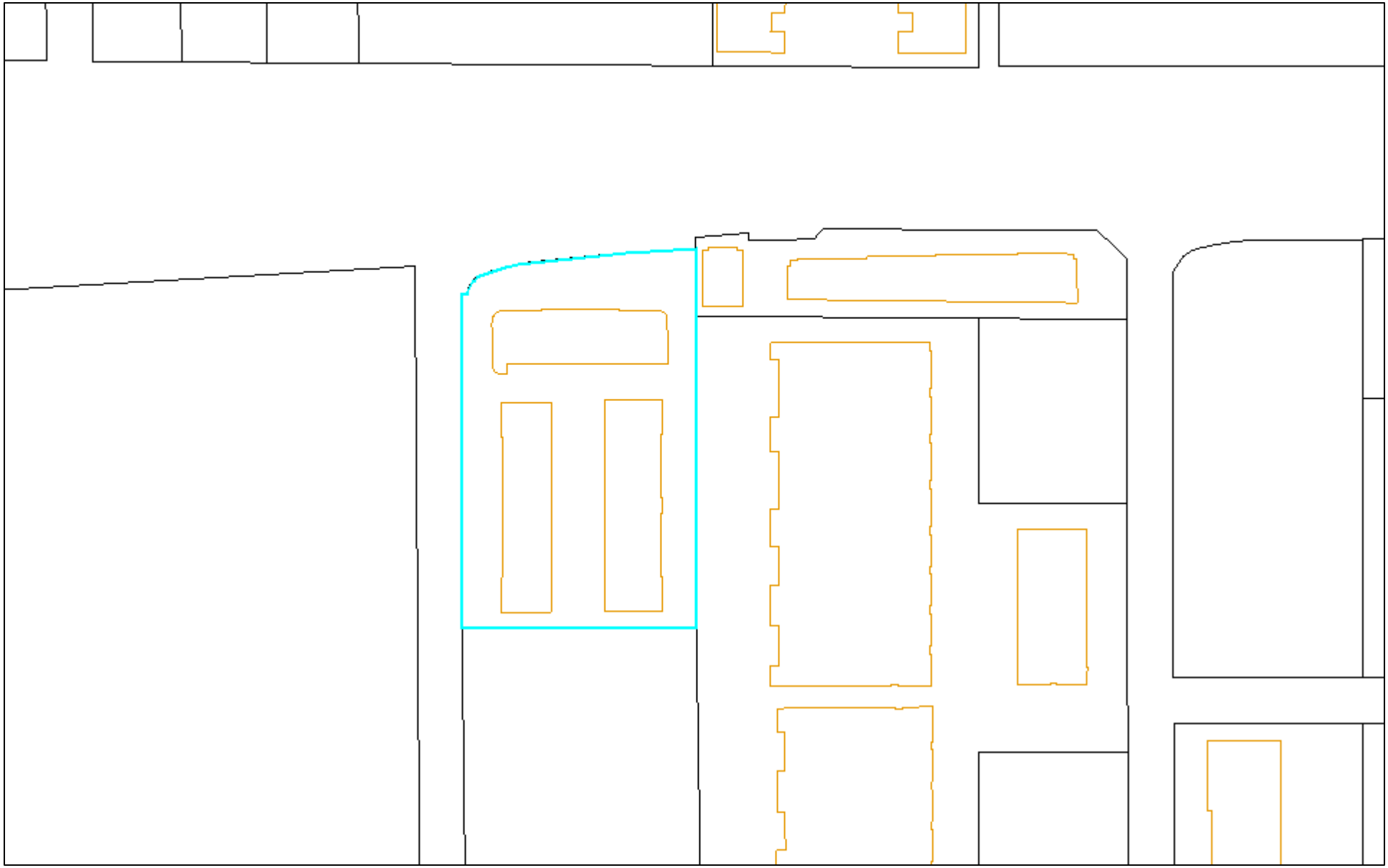
Dated this 31 day of August, 1995.

_____, B.C.L.S.

FILE: 95-A-3256-110

Status: Filed
Plan #: LMS2129 App #: N/A Ctrl #: (Altered)
RCVD: 1995-09-14 RQST: 2025-03-21 15.37.15

Site Map



3/21/2025, 11:59:44 AM

1:3,611

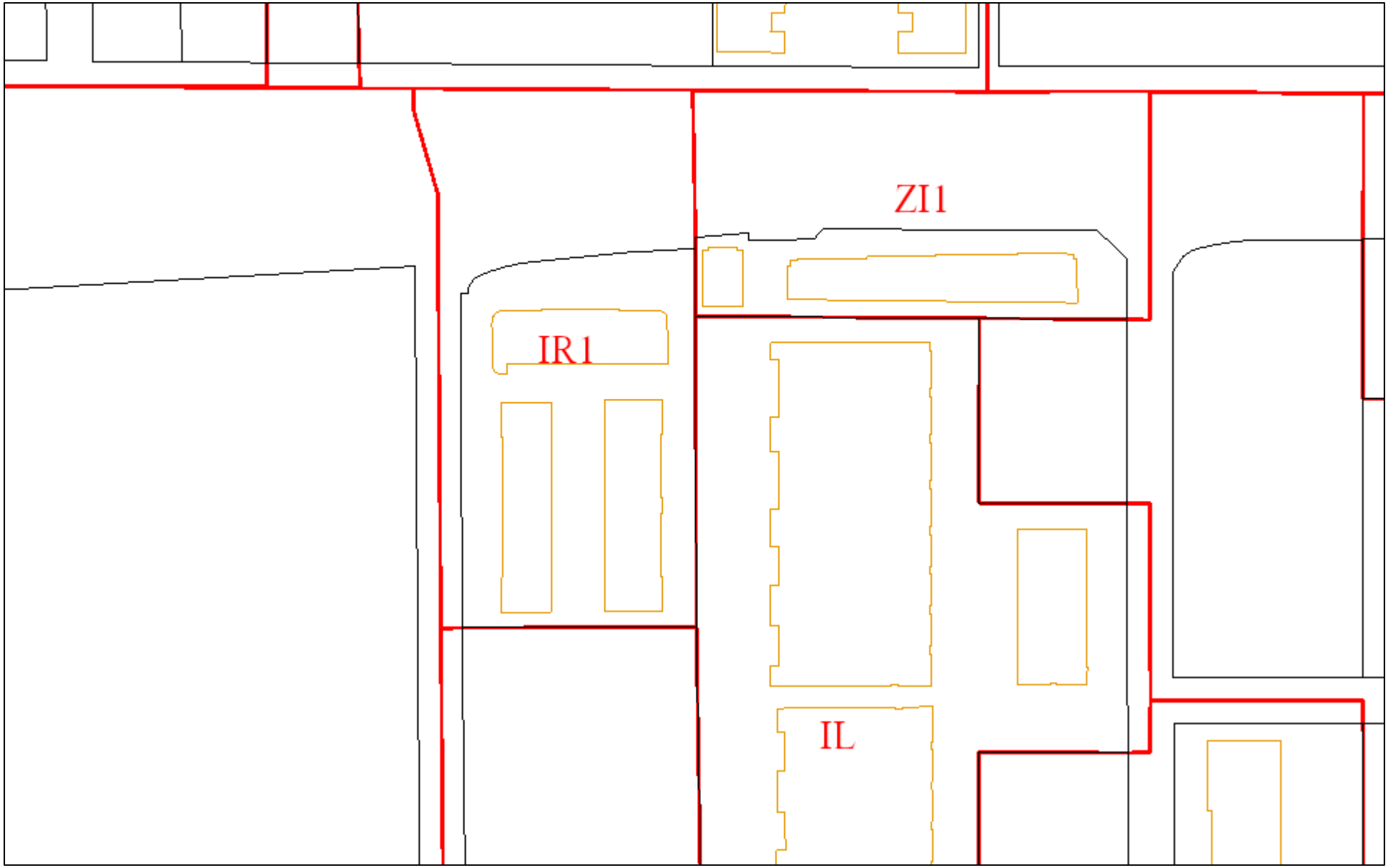
0 0.03 0.06 0.12 mi

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



3/21/2025, 12:00:39 PM

1:3,611

0 0.03 0.06 0.12 mi

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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12.4 Industrial Retail (IR1, IR2)

12.4.1 Purpose

The **zone** provides for a range of **general industrial uses**, stand-alone **offices** and a limited range of retail **uses**, with a few other compatible **uses** (IR1). Another sub-**zone** exists that would be used for rezoning applications in order to implement the **City Centre** Area Plan (IR2).

12.4.2 Permitted Uses

- **auction, minor**
- **building or garden supply**
- **child care**
- **commercial storage** *[Bylaw 8684, Jan 17/11]*
- **commercial vehicle parking and storage** *[Bylaw 8582, Apr. 19/10]*
- **contractor service**
- **education, commercial**
- **equipment, minor**
- **emergency service**
- **government service**
- **greenhouse & plant nursery**
- **health service, minor** *[Bylaw 8760, May 16/11]*
- **industrial, general**
- **industrial, manufacturing** *[Bylaw 10181, Feb 16/21]*
- **industrial, warehouse** *[Bylaw 10181, Feb 16/21]*
- **library and exhibit**
- **manufacturing, custom indoor**
- **microbrewery, winery and distillery** *[Bylaw 10181, Feb 16/21]*
- **office**
- *[Bylaw 8582, Apr. 19/10]*
- **parking, non-accessory** *[Bylaw 9490, Mar 21/16]*
- **recreation, indoor**
- **recycling depot**
- **recycling drop-off**
- **restaurant**
- **restaurant, drive-through**
- **retail, second hand**
- **retail, showroom** *[Bylaw 10181, Feb 16/21]*
- **service, business support**
- **studio**
- **utility, minor**
- **vehicle body repair or paint shop**
- **vehicle repair**
- **warehouse sales**

12.4.3 A. Secondary Uses

- **residential security/operator unit**

12.4.3 B. Additional Uses

- **hotel**
- **microbrewery, winery and distillery** *[Bylaw 10022, Jul 27/20]*
- **religious assembly**
- **retail, general**
- **vehicle sale/rental** *[Bylaw 9670, Feb 25/19]*

12.4.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, except in the **City Centre** where the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

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

12.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 75% for **buildings**, except in the **City Centre** where: *[Bylaw 10181, Feb 16/21]*

   a) the maximum **lot coverage** is 90% for **buildings**, and *[Bylaw 10181, Feb 16/21]*

   b) the maximum **building envelope** shall not exceed 650.0 m^2 if the **building** has a maximum **height** of more than 25.0 m. *[Bylaw 10181, Feb 16/21]*

12.4.6 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. There is no minimum **interior side yard** or **rear yard**, except in the **City Centre** where a minimum **setback** of 3.0 m shall be provided **adjacent** to existing residential **uses** or **zones**.

3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.

4. In the **City Centre**, **buildings** taller than the Oak Street Bridge must be set back 30.0 m to the drip line of the bridge.

5. In the **City Centre**, **buildings** taller than 25.0 m must have a minimum **building separation space** of 35.0 m.

12.4.7 Permitted Heights

1. The maximum **height** for all **buildings** is 16.0 m, and 12.0 m for all **buildings** that are less than 50.0 m from a residentially zoned **lot**. Additional building **height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m. *[Bylaw 10181, Feb 16/21]*

2. Notwithstanding sub-section 12.4.7.1, in the **City Centre**, the maximum **height** for **buildings** is 25.0 m, however additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m. *[Bylaw 10181, Feb 16/21]*

3. Notwithstanding sub-sections 12.4.7.1 and 12.4.7.2, within 50.0 m of Bridgeport Road the maximum **building height** shall be 35.0 m. *[Bylaw 10181, Feb 16/21]*

4. The maximum **height** for **accessory structures** is 20.0 m. *[Bylaw 10181, Feb 16/21]*

12.4.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements, except in the **City Centre** where the minimum **lot area** is:
   a) 8,000.0 m^2 west of Brown Road;
   b) 4,000.0 m^2 elsewhere for **buildings** which exceed the maximum **building height** of 25.0 m; and
   c) 2,400.0 m^2 elsewhere for all **buildings** with a maximum **building height** of 25.0 m or less.

12.4.9 Landscaping & Screening

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

12.4.10 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.

12.4.11 Other Regulations

1. The following permitted **uses** are subject to the restrictions in Section 12.4.11.2:
   a) **auction, minor**;
   b) **building or garden supply**;
   c) **equipment, minor**;
   d) **government service**;
   e) **greenhouse & plant nursery**;
   f) **library and exhibit**;
   g) **restaurant, drive-through**;
   h) **retail, second-hand**;
   i) **service, business support**;
   j) **studio**;
   k) **vehicle, body repair or paint shop**;
   l) **vehicle repair**; and
   m) **warehouse sales**.

2. Permitted **uses** listed in Section 12.4.11.1 that are located in the **City Centre** on **sites** zoned IR2 shall:
   a) be located within 50.0 m of a **property line abutting**:
      i) Bridgeport Road;
      ii) Great Canadian Way;
      iii) Hazelbridge Way;

iv) Alexandra Road;

v) McKim Road; and

vi) Odlin Crescent north of Odlin Road; and

b) not exceed in total **floor area** the total **floor area** of all the other **permitted uses**; and

c) not share a common **building** entrance with any of the other permitted **uses**.

3. **Warehouse sales** shall be for household furnishings only such as furniture, carpet, major appliances and **building** materials.

4. **Commercial education** and **office** in the **City Centre** must not be located on the ground floor of the **building** (excluding **building** entrances) on **sites** zoned IR2 and in new **buildings** subject to the development permit process.

5. In the **City Centre**, additional **uses** (e.g. **hotel**, **religious assembly** and **retail, general**) shall only be permitted on **sites** zoned IR2 and shall:

a) only be permitted within 50.0 m of a **property line abutting**:

i) Bridgeport Road;

ii) Great Canadian Way;

iii) Hazlebridge Way;

iv) Alexandra Road;

v) McKim Way; and

vi) Odlin Cresent north of Odlin Road; and

b) not exceed in total **floor area** the total **floor area** of the industrial permitted **uses** (i.e. **contractor service**; **general industrial**; **custom indoor manufacturing**; **recycling depot**; **recycling drop-off**; **minor utility**); and

c) not share a common **building** entrance with any of the permitted industrial **uses** listed in Section 12.4.11.5.b).

6. Not withstanding Section 12.4.11.5, **retail, general uses**, limited to retail sale of automotive parts and accessories shall be permitted only at the following **site**(s): *[Bylaw 9503, Jan 25/16]*

2760 Sweden Way *[Bylaw 9503, Jan 25/16]*
P.I.D. 024-886-271 *[Bylaw 9503, Jan 25/16]*
Lot 3 Section 19 Block 5 North Range 5 West New Westminster District Plan LMP47838 *[Bylaw 9503, Jan 25/16]*

7. **Vehicle sale/rental uses** shall be limited to a maximum of 10% **gross floor area** (GFA) and shall be permitted only at the following **site**(s): *[Bylaw 9670, Feb 25/19]*

4331 Vanguard Road *[Bylaw 9670, Feb 25/19]*
P.I.D. 001-404-008 *[Bylaw 9670, Feb 25/19]*
Lot 22, Plan 23693, Section 36, Block 5 North Range 6 West, New Westminster District. *[Bylaw 9670, Feb 25/19]*

4431 Vanguard Road *[Bylaw 9670, Feb 25/19]*
P.I.D. 001-403-991 *[Bylaw 9670, Feb 25/19]*
Lot 21, PL 22601 Section 36, Block 5 North Range 6 West, New Westminster District. *[Bylaw 9670, Feb 25/19]*

8. **Microbrewery, Winery and Distillery** shall be only permitted on the following **site**(s) and limited to one establishment: *[Bylaw 10022, Jul 27/20]*

   5800 Cedarbridge Way *[Bylaw 10022, Jul 27/20]*
   P.I.D. 002-161-583 *[Bylaw 10022, Jul 27/20]*
   Lot 88 Section 5 Block 4 North Range 6 West New Westminster District Plan 37381 *[Bylaw 10022, Jul 27/20]*

9. The sale of products or manufactured items to the general public is a permitted **secondary use** for **industrial, manufacturing uses**, and is limited to 15% of the total **gross floor area**, up to a maximum **floor area** of 500 m^2, of the **business**. *[Bylaw 10181, Feb 16/21]*

10. 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.