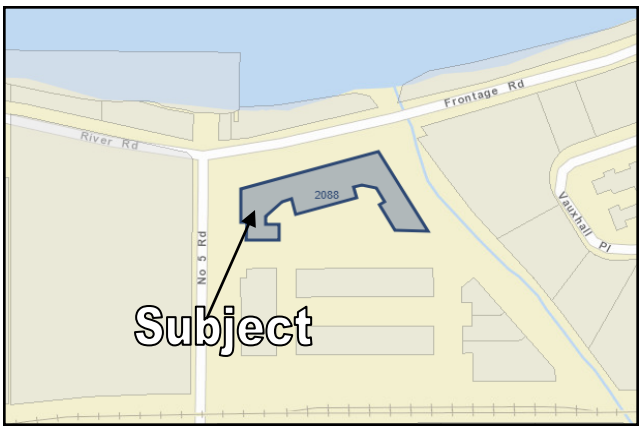
Strata Titled Warehouse & Office

For Sale

250 2088 No.5 Rd, Richmond





Must see! Approx. 2,485 SF warehouse strata unit with river- and mountain-view in popular North Richmond Bridgeport area. Just a few minutes away from Vancouver area and Richmond central. Approx. 954 SF office space on the second floor, around 1,531 SF ground floor warehouse spaces with 18' clear ceiling. 10' x 12' rear overhead loading door at grade. Concrete tilt-up construction. Air conditioning, sprinkler system and security alarm system are all in the unit. Current usage of the unit is for entertainment business (karaoke, billiards, etc). Can take Vacant Possession. **Call now!**

Property Information

Address:	250 2088 No.5 Rd, Richmond
P.I.D.:	016-099-761
Zoning:	IL
Premises:	Strata Warehouse Office
Built year:	1990
Construction:	Concrete
Parking:	3 parking stalls

Government Assessment (2019)

Land	$825,000
Improvement	$98,600
Total	$913,600
Tax2018:	$7,760.25

Unit Information

Building Storey:	2
Unit Size:	2,485 SF (Warehouse 1,531 SF; Mezzanine 954 SF)
Strata fee:	$120/month



Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM

2015 Commercial Top 1 Winner

Raymond Leung PREC* 梁國權

604-644-6482

- 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
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- 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年主席大奖
- Over 29 Years Real Estate Experience 超過29年房地產經驗
- LS 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

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

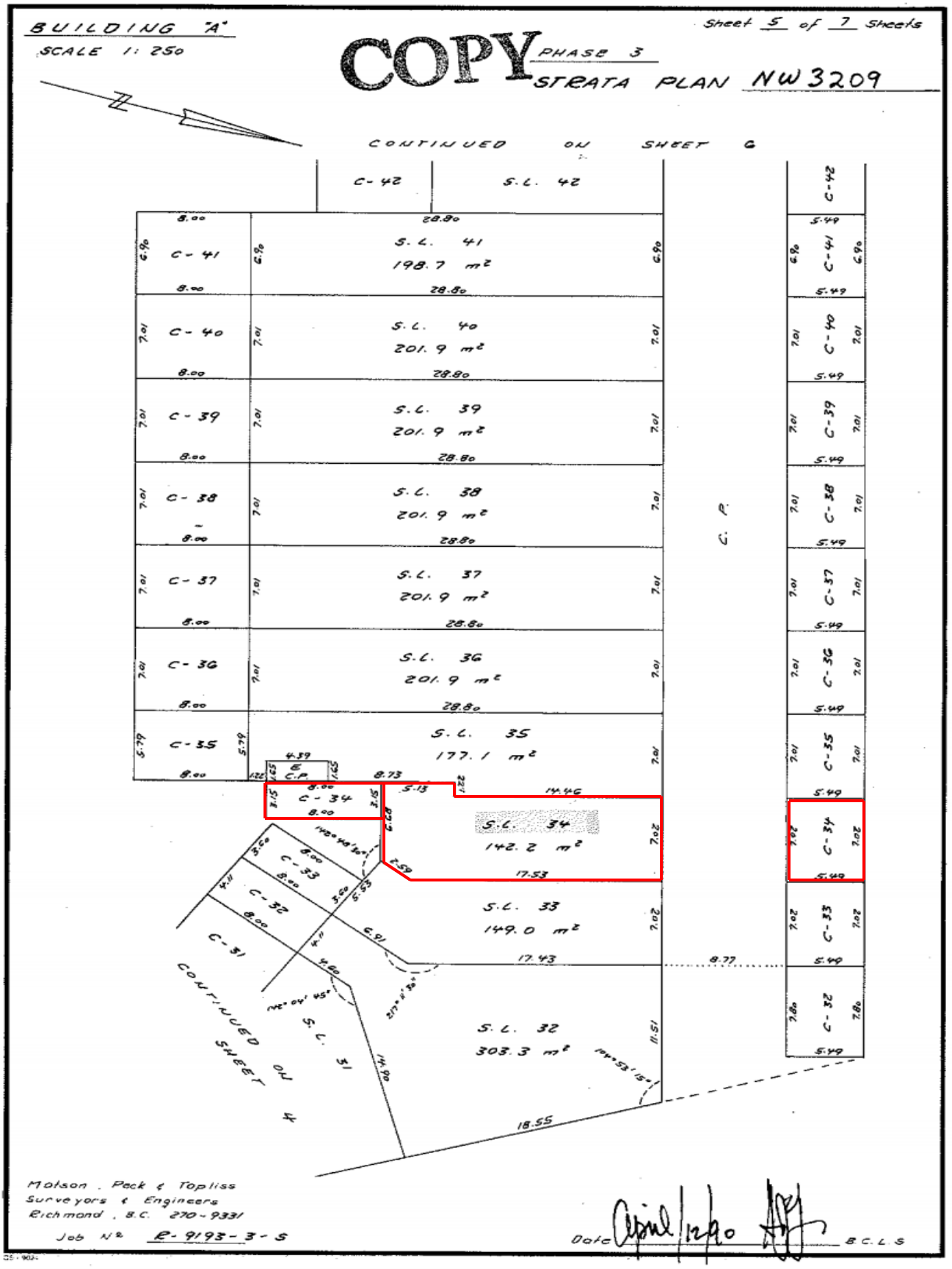
Re/Max Real Estate Services #410 – 650 W.41st Ave, Vancouver, BC V5Z 2M9

Tel: 604-263-2823 Fax: 604-263-1057 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.

Strata Plan

Status: Filed | Plan #: NWS3209 App #: N/A Ctrl #: (Altered) | RCVD: 1998-02-12 RQST: 2016-02-23 16.34.51



Such plan is for reference only and all numbers are approximate. Tenant should do their due diligence if deemed necessary.

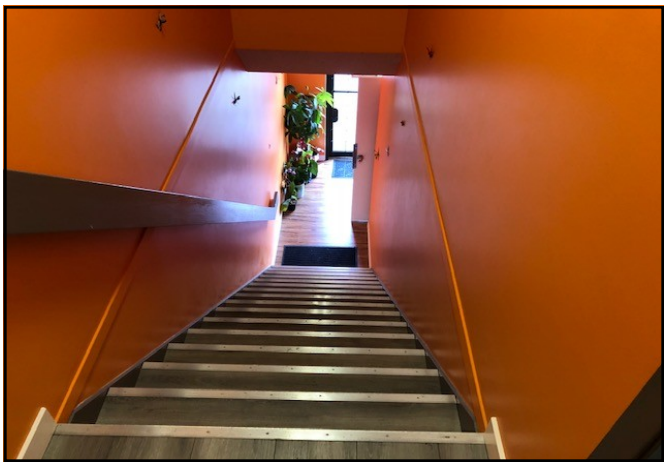
Photo

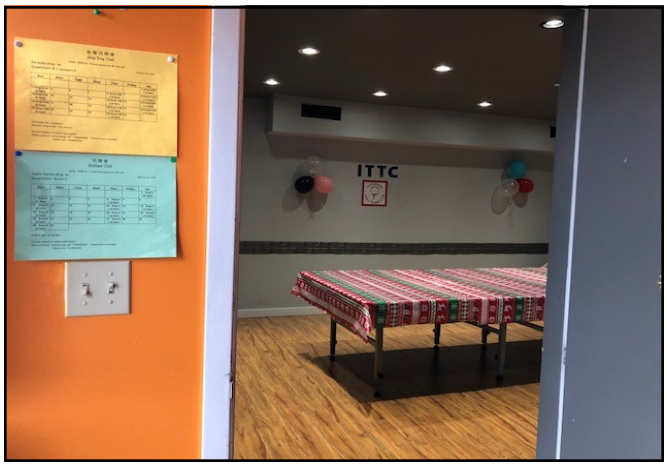






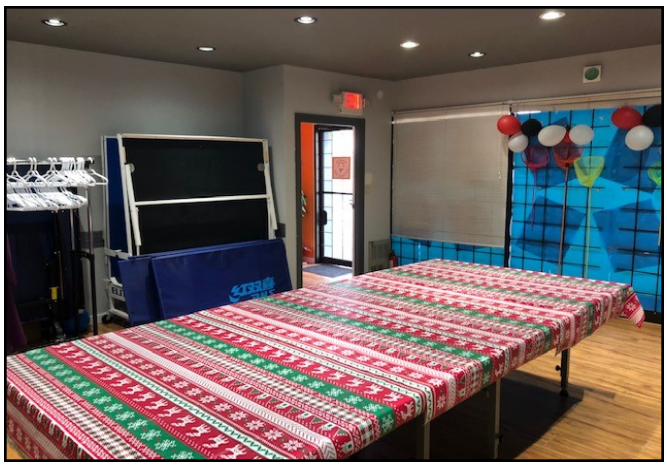






Photo













12.2 Light Industrial (IL)

12.2.1 Purpose

The **zone** provides for a range of **general industrial uses**, with a limited range of compatible **uses**.

12.2.2 Permitted Uses

- **animal daycare**
- **animal grooming**
- **animal shelter**
- **auction, minor**
- **car or truck wash**
- **child care**
- **commercial storage**
- **commercial vehicle parking and storage** *[Bylaw 8582, Apr. 19/10]*
- **contractor service**
- **fleet service**
- **industrial, general**
- **manufacturing, custom indoor**
- **recreation, indoor**
- **recycling depot**
- **recycling drop-off**
- **restaurant**
- **utility, minor**
- **vehicle repair**
- **vehicle body repair or paint shop**

12.2.3 A. Secondary Uses *[Bylaw 8998, Jul 8/13]*

- **residential security/operator unit**

12.2.3 B. Additional Uses *[Bylaw 8998, Jul 8/13]*

- **outdoor storage**

12.2.4 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. The following **site** is limited to a maximum **floor area ratio** of 0.12: *[Bylaw 8737, Nov 14/11]*

   16540 River Road
   P.I.D. 005-480-884 [
   Lot “B” Except Firstly: Part on Plan 4720; Secondly: Part on SRW Plan 71683; Sections 14 and 23 Block 5 North Range 5 West New Westminster District Plan 4243

3. The following **site** is limited to a maximum **floor area ratio** of 0.06: *[Bylaw 8998, Jul 8/13]*

   16360 River Road
   P.I.D. 023-325-178
   Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP 26319

12.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**, except in the **City Centre** where the maximum **lot coverage** is 80% for **buildings**.

12.2.6 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 deck must be set back 30.0 m to the drip line of the bridge.

12.2.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except in the **City Centre** where:
   a) the typical maximum **height** for **buildings** is 15.0 m, however additional **building height** may be permitted though the development permit or development variance permit process to a maximum **height** for **buildings** of 25.0 m; and
   b) within 30.0 m of the Oak Street Bridge the maximum **building height** shall not exceed that of the bridge deck.

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

12.2.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width**, except for an **animal shelter** which must have a minimum **lot width** of 60.0 m.

2. There is no minimum **lot depth** requirement.

3. There is no minimum **lot area**, except for an **animal shelter** which must have a minimum **lot area** of 2.0 ha.

12.2.9 Landscaping & Screening

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

12.2.10 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.

12.2.11 Other Regulations

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.

2. The following **site**-specific restrictions apply to: *[Bylaw 8737, Nov 14/11]*

   16540 River Road *[Bylaw 8737, Nov 14/11]*
   P.I.D. 005-480-884
   Lot "B" Except Firstly: Part on Plan 4720; Secondly: Part on SRW Plan 71683; Sections 14 and 23 Block 5 North Range 5 West New Westminster District Plan 4243

   [Bylaw 8908, Jul 16/12]

   16360 River Road [Bylaw 8998, Jul 8/13]
   P.I.D. 023-325-178
   Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP 26319

   a) **Commercial vehicle** truck tractor trailers with integrated refrigeration and/or heating units are prohibited from operating while parked and/or stored. *[Bylaw 8737, Nov 14/11]*

   b) The servicing, repairing, refuelling and washing of **commercial vehicles** and **recreational vehicles** is prohibited. *[Bylaw 8908, Jul 16/12]*

3. **Outdoor storage** shall only be permitted at the following **sites** and subject to the restrictions in Sections 12.2.11.4 and 12.2.11.5: *[Bylaw 9089, Feb 11/14]*

   16360 River Road *[Bylaw 9089, Feb 11/14]*
   P.I.D. 023-325-178
   Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP 26319

   16540 River Road *[Bylaw 9089, Feb 11/14]*
   P.I.D. 028-709-632
   Lot 1 Section 14 Block 5 North Range 5 West New Westminster District Plan BCP 49491

4. The following are prohibited from occurring on **sites** zoned IL where **outdoor storage** is a **site**-specific permitted **use**: *[Bylaw 8998, Jul 8/13]*

   a) **Outdoor storage** of wrecked or salvaged goods and materials;

   b) **Outdoor storage** of food products;

   c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;

   d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;

   e) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or

   f) Servicing of **vehicles** or equipment.

5. **Commercial vehicle parking and storage** and **outdoor storage uses** are not permitted to be stored, stacked or piled in any manner that exceeds 4.5 m in height. *[Bylaw 8998, Jul 8/13]*