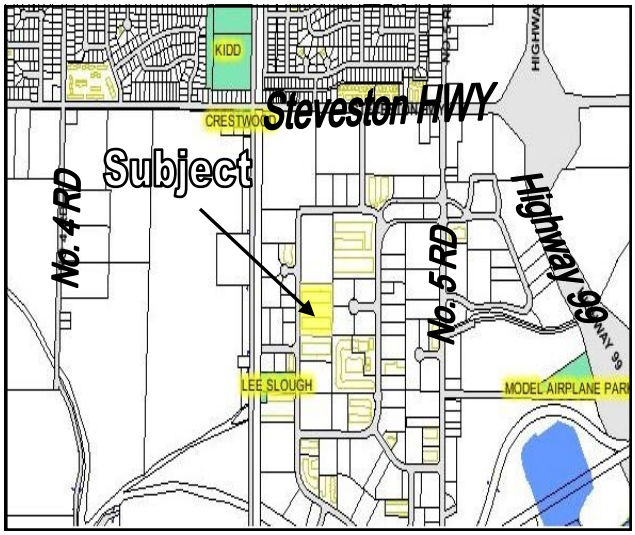
Warehouse Strata Unit
For Sale
#160-11880 Hammersmith Way, Richmond





Must See! Approx. 3286 SF industrial unit available in Richmond popular Gilmore area, 2-storey with upstairs office area 898 sf, and Approx. 30 ft ceiling heights 1490 sf warehouse area with a rear door. Located on the Hammersmith Way, between Shell Road and No. 5 Road. Just behind the Ironwood Plaza Shopping Centre, with minutes drive to the HWY No.99 and Fraser River. Large open office area, coffee area, and washroom. The unit has 3 parking in front of the unit, and 2 rear parking. Zoning IB1 is provided for light industries. Current second floor office unit has a M-to-M tenant with gross rent $1,300/m including utilities, 6 months notice to vacant the unit. It's really a rare opportunity for those who are looking for ground floor warehouse unit with convenient transportation. **Don't hesitate, call now for more details!**

Property Information

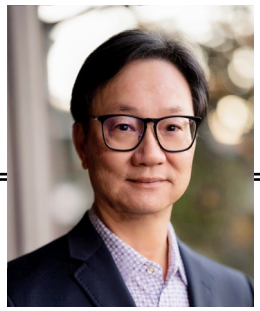
Address:	#160-11880 Hammersmith Way, Richmond
Legal:	STRATA LOT 38, BLOCK 3N, PLAN NWS3214, SECTION 1, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTERESTIN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
P.I.D.:	015-874-753
Zoning:	IB1

Government Assessment (2020)

Land	$ 1,007,000
Improvement	$ 99,300
Total	$ 1,106,300
Tax:	$7,112.04

Building Information

Strata fee:	$155/month
Building Storey:	2
Built Year:	1990
Strata Area:	3,286 SF



2015 Commercial Top 1 Winner

Raymond Leung PREC* 梁國權

604-644-6482

Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM

- 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 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.


165
Jasdi Magnetics
(Canada) Co. Ltd.























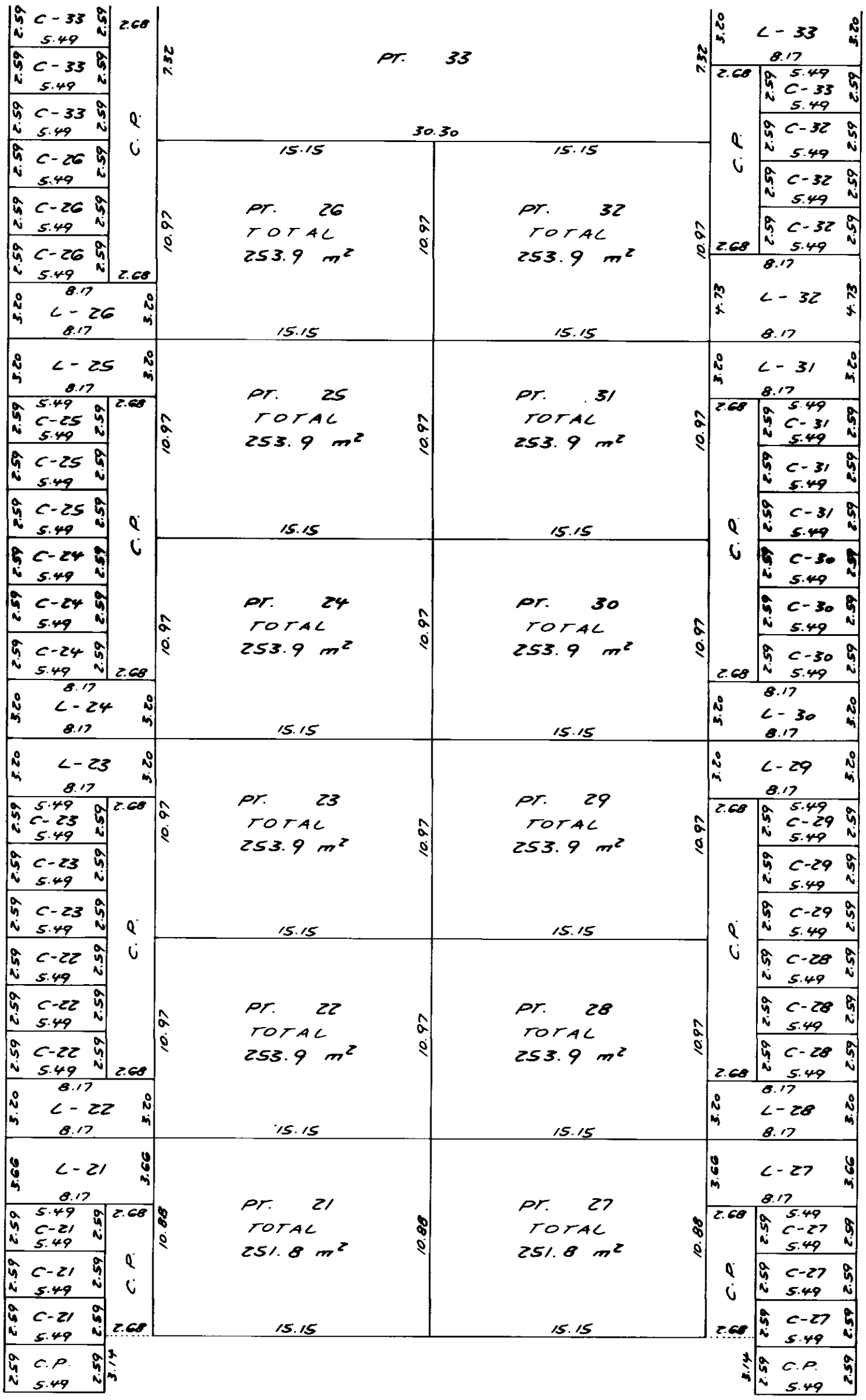
FIRST FLOOR

11880 HAMMERSMITH WAY

SCALE 1 : 250

STRATA PLAN NW3214

CONTINUED ON SHEET 9



Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

Job N° R-9631

Date Mar/21/90 B.C.L.S.

CS - 9024

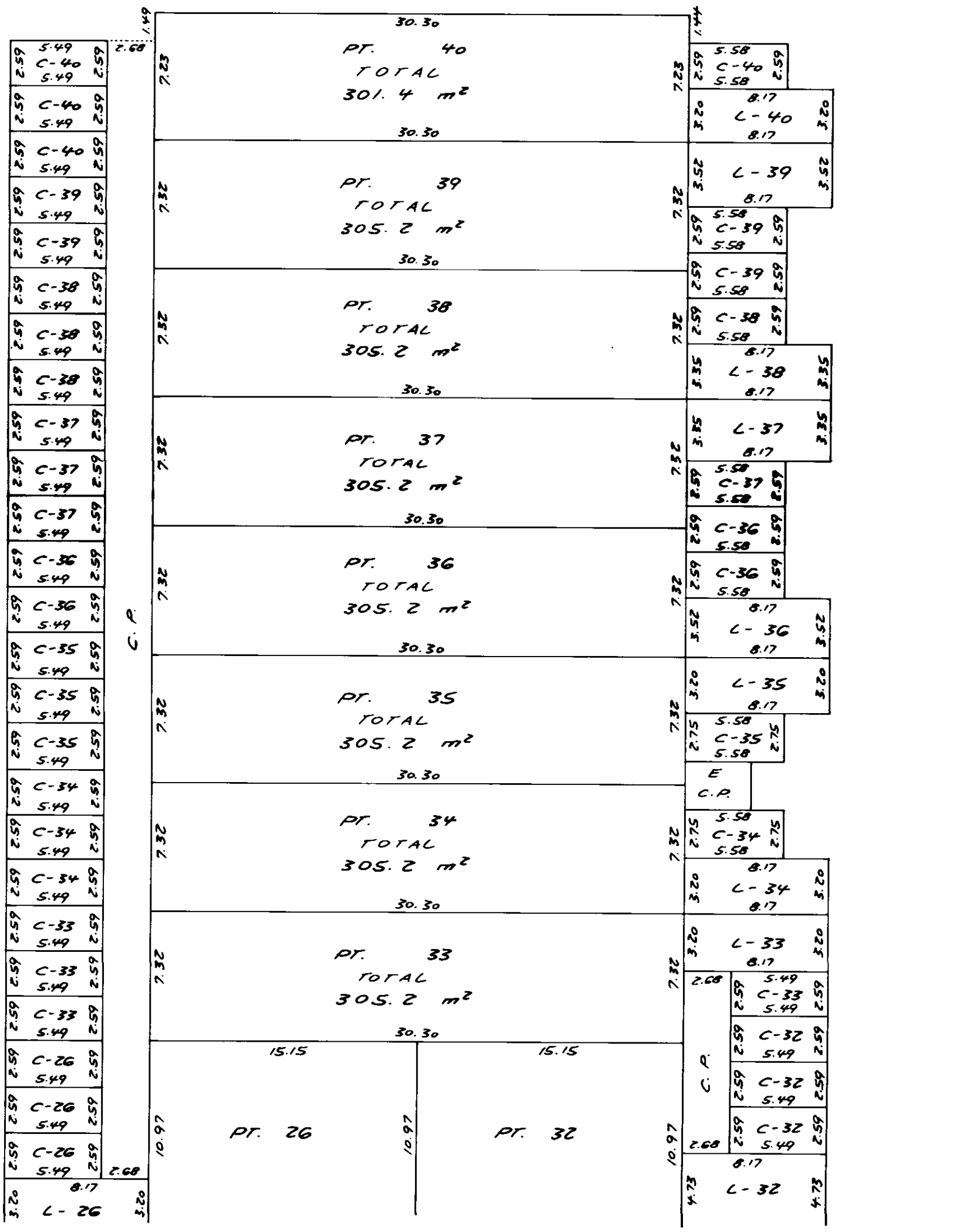
Status: Filed
Plan #: NWS3214 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-12 RQST: 2020-10-23 15.24.28

FIRST FLOOR

11880 HAMMERSMITH WAY

SCALE 1: 250

STRATA PLAN NW3214



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Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331

Job N° E-9631

Date Mar/21/90 B.C.L.S.

CS · 9024

Status: Filed
Plan #: NWS3214 App #: N/A Ctrl #: (Altered)
RCVD: 1998-02-12 RQST: 2020-10-23 15.24.28

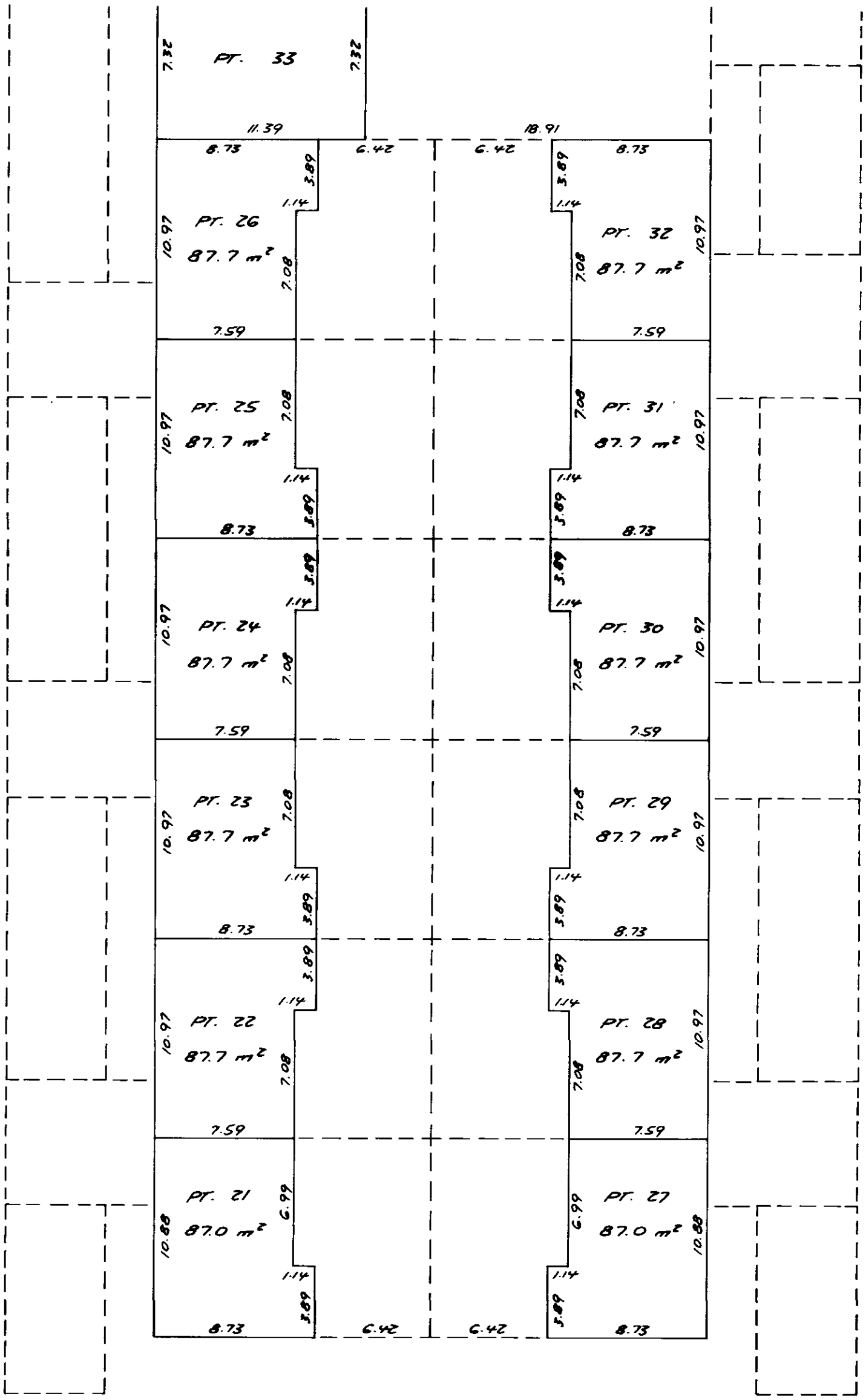
SECOND FLOOR

11880 HAMMERSMITH WAY

SCALE 1: 250

STRATA PLAN NW 3214

CONTINUED ON SHEET 11



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CS - 9024

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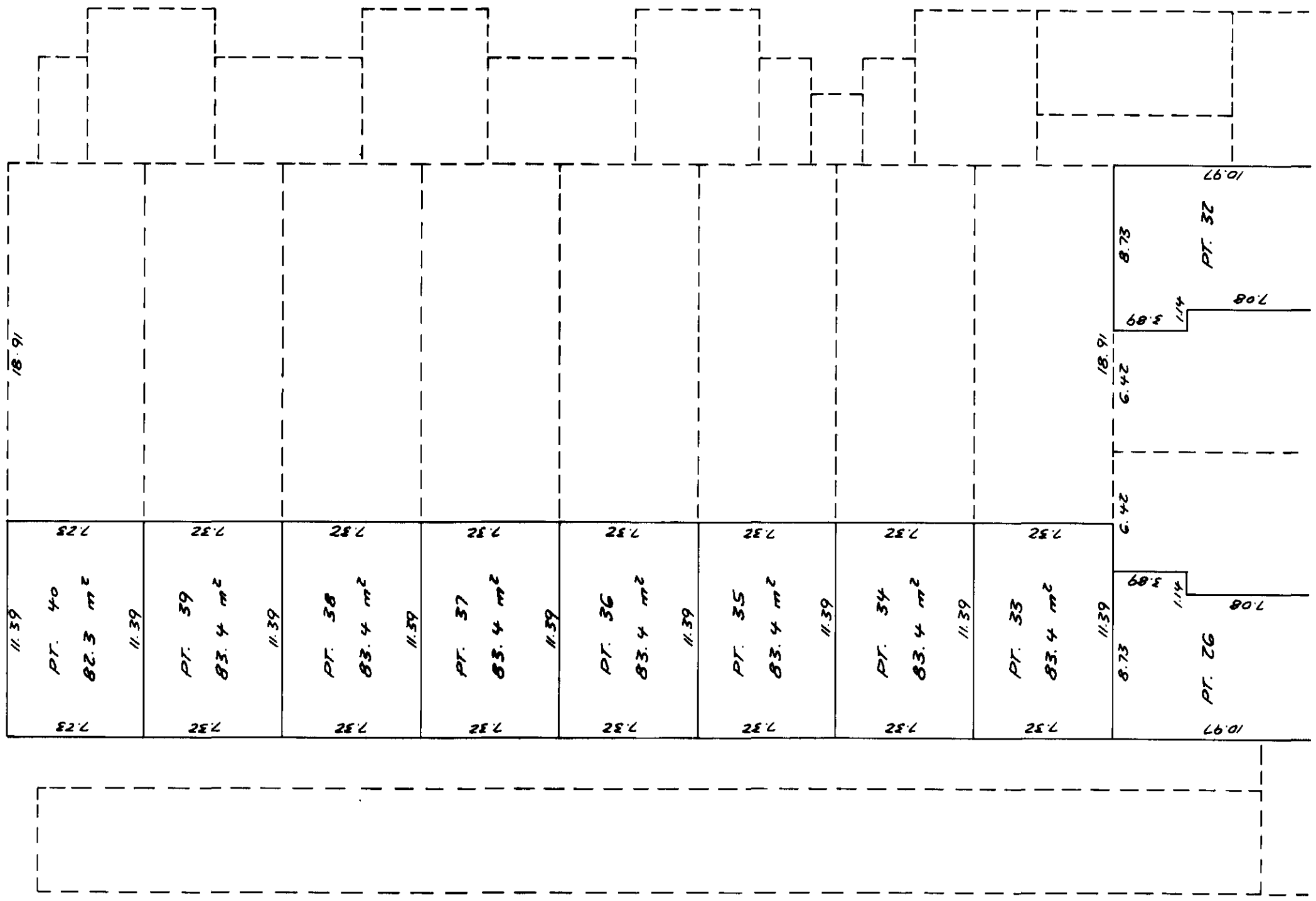
Sheet 11 of 15 Sheets

STRATA PLAN NW3214

SECOND FLOOR

11880 HAMMERSMITH WAY

SCALE 1 : 250

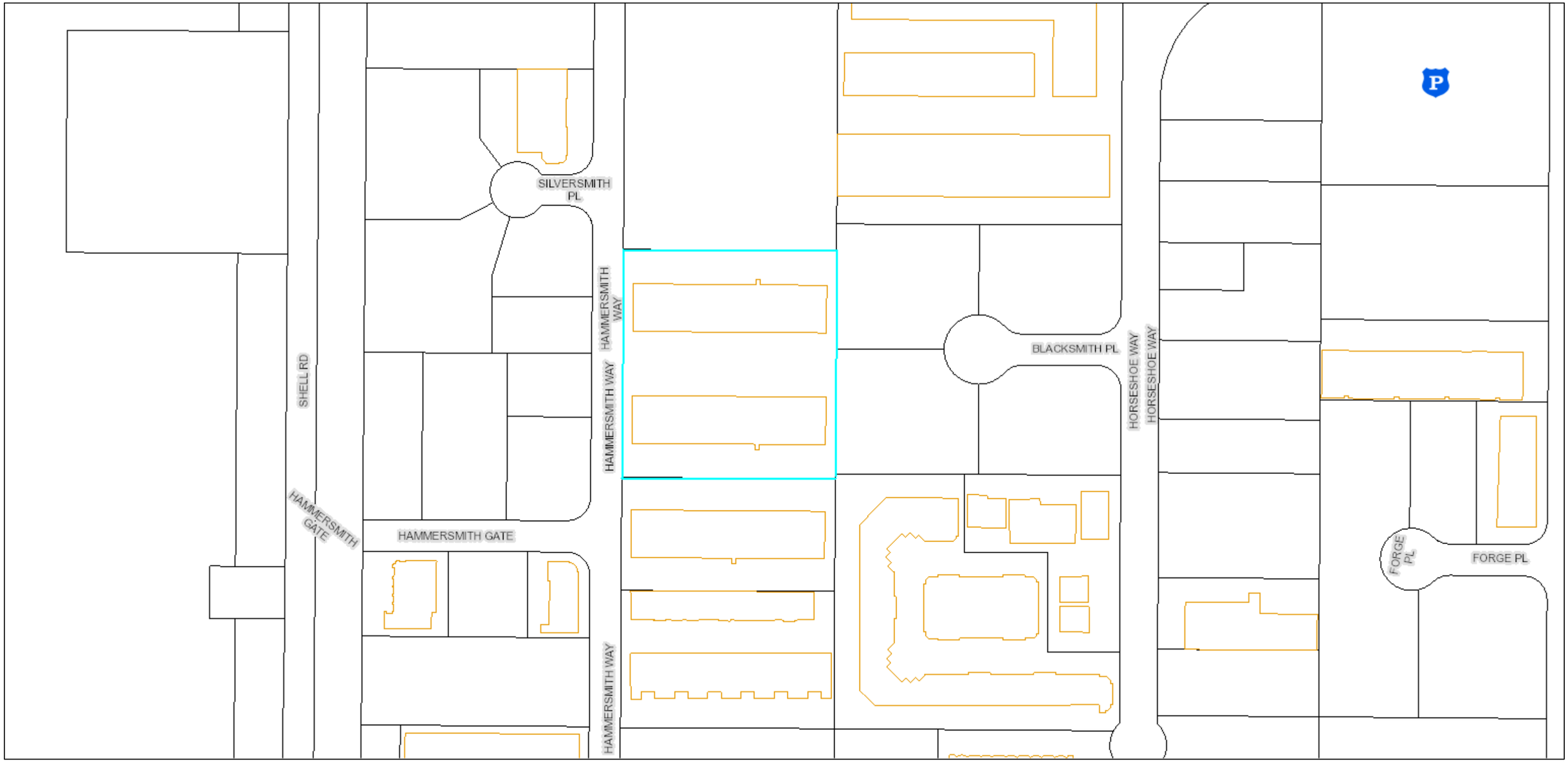


Date Mar 20/98 B.C.L.S.

Matson, Peck & Topliss
Surveyors & Engineers
Richmond, B.C. 270-9331
Job No. E-9631

CS - 9024

Site Map



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- Street Names
- Air Parcels
- Strata
- Parcels (black line)
- Community Centres
- Richmond Oval
- Skating Arenas
- Swimming Pools
- Libraries
- Theatre
- City Hall
- Fire Stations
- Police Stations
- Ambulance Stations
- Hospitals

City of Richmond, BC
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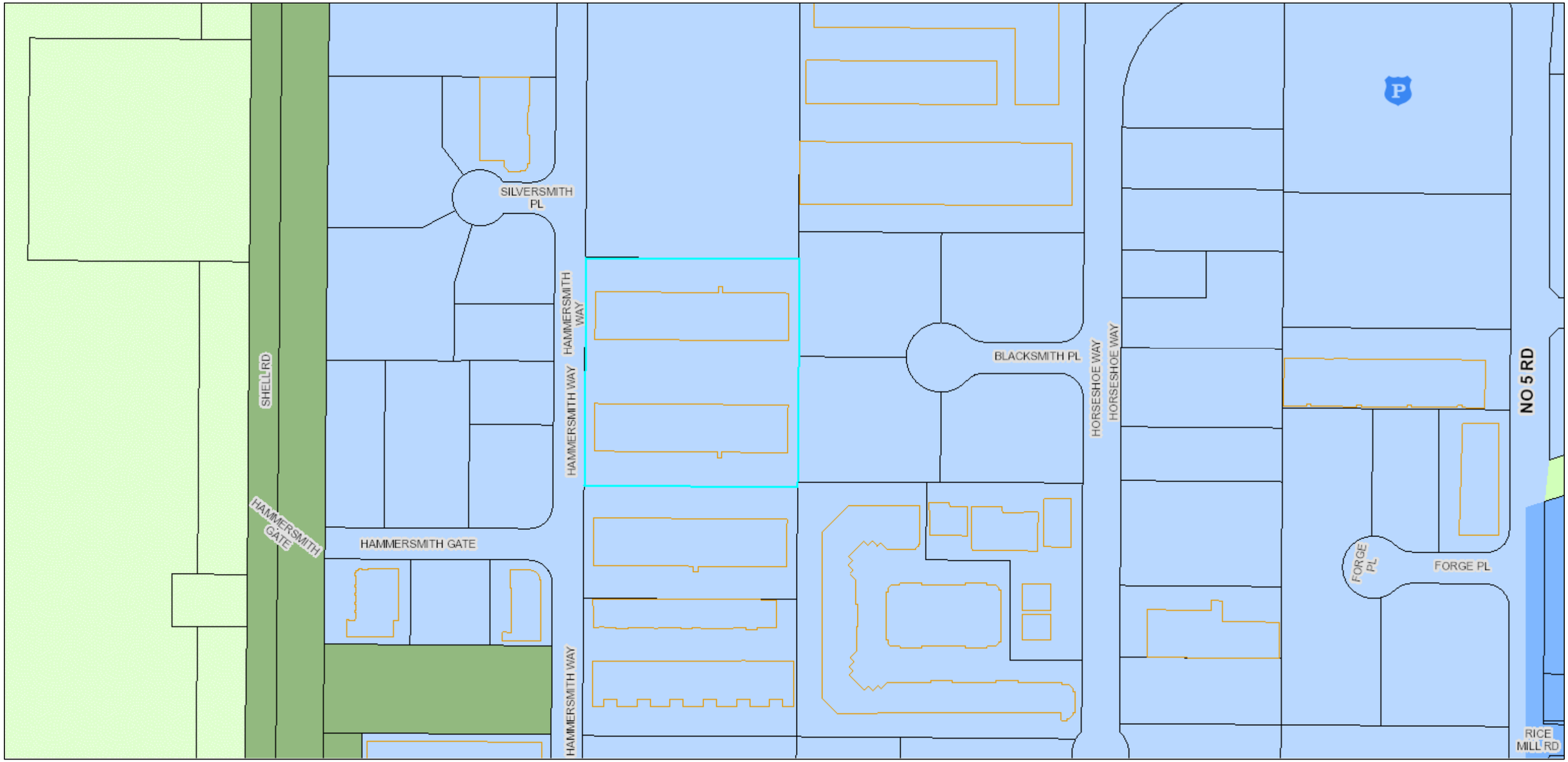
OCP Map



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Street Names
Air Parcels
Strata
Parcels (black line)
Community Centres

Richmond Oval
Skating Arenas
Swimming Pools
Libraries
Theatre

OCP Land Use
Agriculture
Airport
Apartment Residential
Commercial
Community Institutional
Conservation Area
Downtown Mixed Use
Industrial
Limited Mixed Use
Mixed Employment
Mixed Use
Neighbourhood Residential
Neighbourhood Service Centre
Park
School
City Hall
Fire Stations

Police Stations
Ambulance Stations
Hospitals

City of Richmond, BC
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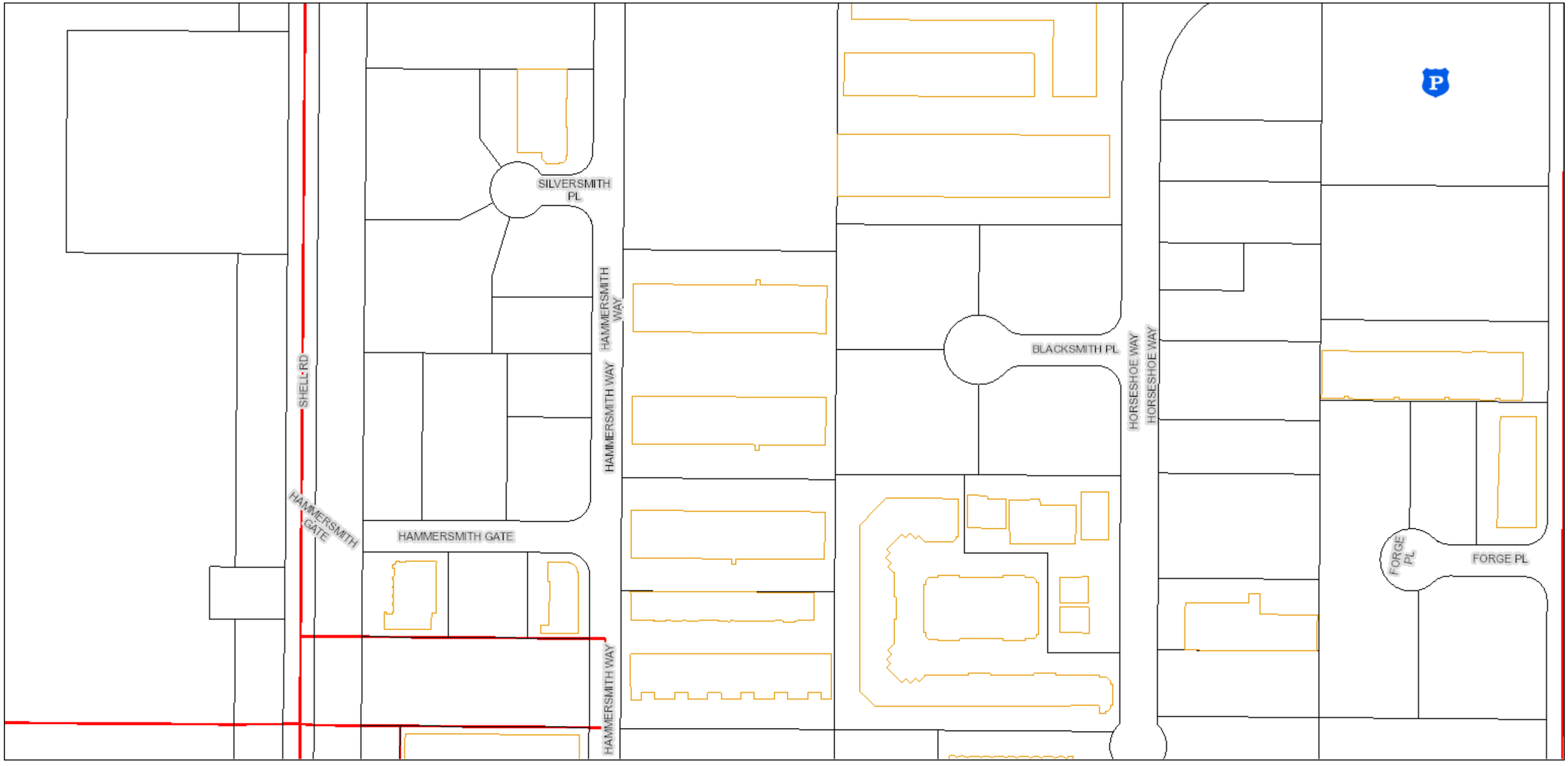
Zoning Map



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- Street Names
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City of Richmond, BC
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12.3 Industrial Business Park (IB1, IB2)

12.3.1 Purpose

The **zone** provides for a range of **general industrial uses** and stand-alone **offices**, with a limited range of compatible **uses** (IB1). Another sub-**zone** exists that would be used for rezoning applications in order to implement the City Centre Area Plan (IB2).

12.3.2 Permitted Uses

- **animal daycare**
- **animal grooming**
- **animal shelter**
- **auction, minor**
- **broadcasting studio**
- **child care**
- **commercial storage**
- **commercial vehicle parking and storage** *[Bylaw 8582, Apr. 19/10]*
- **contractor service**
- **education, commercial**
- **emergency service**
- **government service**
- **health service, minor** *[Bylaw 8760, May 16/11]*
- **industrial, general**
- **library and exhibit**
- **manufacturing, custom indoor**
- **office**
- **recreation, indoor**
- **recycling depot**
- **recycling drop-off**
- **restaurant**
- **utility, minor**
- **vehicle body repair or paint shop**
- **vehicle repair** *[Bylaw 8684, Jan 17/11]*

12.3.3 A. Secondary Uses

- **residential security/operator unit**

12.3.3 B. Additional Uses *[Bylaw 9295, Nov 9/15]*

- **indoor shooting range** *[Bylaw 9500, Dec 15/15]*
- **medical cannabis production facility** in accordance with provisions contained in 12.3.11.7 *[Bylaw 9978, Dec 18/19]*
- **microbrewery, winery and distillery**
- **vehicle sale/rental** *[Bylaw 9977, May 13/19]*

12.3.4 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**.

12.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**, except in the **City Centre** where:
   a) the maximum **lot coverage** is 90% for **buildings**; and
   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.

12.3.6 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. 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.

12.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, except in the **City Centre** where: *[Bylaw 10021, May 21/19]*

   a) the typical maximum **height** for **buildings** is 25.0 m, however additional **building height** may be permitted though the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m; *[Bylaw 10021, May 21/19]*

   b) the maximum **height** for **buildings** is 22.0 m for the following property: *[Bylaw 10021, May 21/19]*
   7100 River Road *[Bylaw 10021, May 21/19]*
   P.I.D. 004-863-968 *[Bylaw 10021, May 21/19]*
   LOT 107 SEC 5 BLK 4N RG 6W PL NWP43325 & BLK 5N; SEC 32; and *[Bylaw 10021, May 21/19]*

   c) within 50.0 m of Bridgeport Road the maximum **building height** shall be 35.0 m. *[Bylaw 10021, May 21/19]*

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

12.3.8 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:

   a) for an **animal shelter** which must have a minimum **lot area** of 2.0 ha; and

   b) in the **City Centre** where the minimum **lot area** is:

      i) 8,000.0 m^2 west of Brown Road;

      ii) 4,000.0 m^2 elsewhere for **buildings** which exceed the maximum **building height** of 25.0 m; and

      iii) 2,400.0 m^2 elsewhere for all **buildings** with a maximum **building height** of 25.0 m or less.

12.3.9 Landscaping & Screening

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

12.3.10 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.

12.3.11 Other Regulations

1. In the case of 8899 Odlin Crescent, **commercial education** shall be limited to a maximum **gross floor area** of 138.0 m^2 located on the second **storey** only.

2. In the **City Centre**, **restaurants** shall only be permitted on **sites** being rezoned IB2 within 50.0 m of a **property line abutting**:
   a) Bridgeport Road;
   b) Great Canadian Way;
   c) Hazelbridge Way;
   d) Alexandra Road;
   e) McKim Way; and
   f) Odlin Cresent north of Odlin Road.

3. The following **permitted uses** are subject to the restrictions in Section 12.3.11.4:
   a) **animal daycare**;
   b) **animal grooming**;
   c) **animal shelter**;
   d) **auction, minor**;
   e) **broadcast studio**;
   f) **child care**;
   g) **education, commercial**;
   h) **government service**;
   i) **library and exhibit**;
   j) **office**;
   k) **recreation, indoor**; and
   l) **restaurant**.

4. **Permitted uses** listed in Section 12.3.11.3 that are located in the **City Centre** on **sites** zoned IB2 shall:
   a) excluding **animal grooming** and **recreation, indoor**, not be located on the ground floor of a **building** (excluding **building** entrance lobbies);*[Bylaw 9145, Jun 16/14]*
   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**.

5. **Microbrewery, Winery and Distillery** shall be only permitted on the following **sites**: *[Bylaw 9614, Feb 14/17]*

11220 Horseshoe Way *[Bylaw 9614, Feb 14/17]*
PID 000-564-095 *[Bylaw 9614, Feb 14/17]*
Lot 45 Section 1 Block 3 North Range 6 West New Westminster District Plan 56980 *[Bylaw 9614, Feb 14/17]*

#110 – 12500 Horseshoe Way *[Bylaw 9614, Feb 14/17]*
PID 026-556-791 *[Bylaw 9614, Feb 14/17]*
Strata Lot 11 Section 12 Block 3 North Range 6 West New Westminster District Strata Plan BCS1607 *[Bylaw 9614, Feb 14/17]*

6. a) An **indoor shooting range** is only permitted on the following **site**: *[Bylaw 9500, Dec 15/15]*
7400 River Road
PID 003-752-534
Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727

b) An **indoor shooting range** located at 7400 River Road *[Bylaw 9500, Dec 15/15]*
PID 003-752-534
Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727
is limited to the use of firearms which use propellant, compressed air or gas only.

c) The operator of an **indoor shooting range** is required to be in possession of a permit from the City of Richmond in accordance with *Regulating the Discharge of Firearms Bylaw No. 4183* as amended. *[Bylaw 9500, Dec 15/15]*

d) The operator of an **indoor shooting range** is required to be in possession of a permit in accordance with the *Provincial Firearm Act*. *[Bylaw 9500, Dec 15/15]*

e) All **uses** associated with the operation of an **indoor shooting range** are to be for recreational and training purposes, conducted under the supervision of a certified Canadian Firearm Safety Course Instructor. *[Bylaw 9500, Dec 15/15]*

7. A **medical cannabis production facility** shall only be permitted at the following **sites** and subject to a maximum of 1,800 m^2 **floor area** for a **medical cannabis production facility**: *[Bylaw 9978, Dec 18/19]*

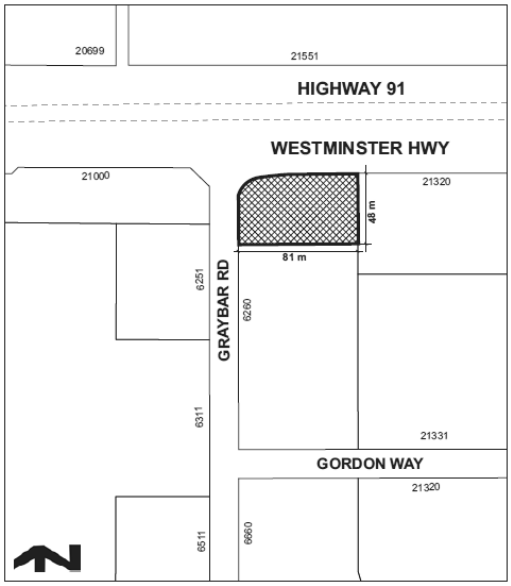
a) 23000 Fraserwood Way (Strata lots 1, 2 and 3 of BCS2986) *[Bylaw 9978, Dec 18/19]*
P.I.D. 027-570-428 *[Bylaw 9978, Dec 18/19]*
P.I.D. 027-570-436 *[Bylaw 9978, Dec 18/19]*
P.I.D. 027-570-444 *[Bylaw 9978, Dec 18/19]*
Strata Lot 1, 2 and 3 Section 1 Block 4 North Range 4 West New Westminster District Strata Plan BCS2986 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form V. *[Bylaw 9978, Dec 18/19]*

8. **Vehicle sale/rental** shall only be permitted on the following listed **site**: *[Bylaw 9977, May 13/19]*

a) 6260 Graybar Road *[Bylaw 9977, May 13/19]*
P.I.D. 008-338-906 *[Bylaw 9977, May 13/19]*
Lot A Except Part in Plan BCP 25768 Section 10 Block 4 North Range 4 West New Westminster District Plan 75510 *[Bylaw 9977, May 13/19]*

9. In the case of the **site** listed in Section 12.3.11.7(a), 6260 Graybar Road, **vehicle sale/rental** shall be limited to a maximum **gross floor area** of 926.5 m^2 and located on the **site** in the area shown on Figure 1 below. *[Bylaw 9977, May 13/19]*

Figure 1 *[Bylaw 9977, May 13/19]*



[Bylaw 9977, May 13/19]

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.