

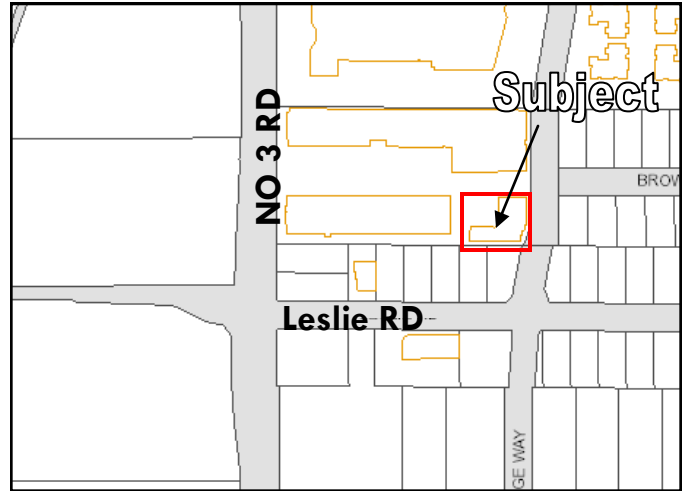


Total 3524 Sq. Ft. 8 Strata Retail Units in Empire Centre Richmond For Sale

#2035 - 4580 No. 3 Rd Richmond



\$3,200,000



Location! Location! Location! The property is in Empire Centre, one of the famous Asia Center in Richmond. Close to a busy traffic junction of No. 3 Road and Leslie Road. A few minutes walk away to Aberdeen Skytrain Station. Many popular shopping centers nearby, including Aberdeen Center, Parker Place, Superstore, Lansdowne Center, etc. A well developed commercial area. There are 8 strata units combined as a whole, total lot size is approx. 3789sq. ft. Used to be a health center with 18 individual services rooms, and reception. Fully renovated in excellent condition. Currently vacant. The property is under CA (Auto-Oriented Commercial) zone, an ideal place for different types of retail uses. Excellent property to start your business.

Property Information

Address: 4580 No.3 Rd Richmond
(unit #: 2005, 2010, 2025, 2030, 2035, 2040, 2050, 2060)

Legal: PL LMS4082 LT 120, 121, 137, 124, 136, 125, 126, 127, BLK 5N
LD 36 SEC 33 RNG 6W TOGETHER WITH AN INTERSET IN THE
COMMON PROPERTY (more descriptions in Title Search)

P.I.D.: See Attached

Zoning: CA (Auto-Oriented Commercial) Zone

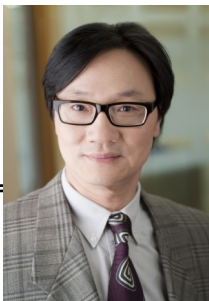
Total Size: 3,789 SF

Total Government Assessment (2016)

Land	\$1,471,000
<u>Improvement</u>	<u>\$353,000</u>
Total	\$1,842,000
Tax (2015):	\$24,908.67

Strata Information

Built Year:	2000
Strata Fee:	\$2,266.38 per mth
	\$27,196.56 per annum



2015 Commercial Top 1 Winner

Raymond Leung 梁國權

604-644-6482

Award Winning Services!



- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- 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 Chairman's Club Award Winner for 3 years 3年主席大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Over 25 Years Real Estate Experience 超過25年房地產經驗
- Re/Max Hall of Fame Award 終身大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- MLS Medallion Club Award 溫哥華地產局銷量大獎



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.

This Listing Includes the Following Strata Unites Below:

1. #2005 - 4580 NO. 3 RD Richmond

P.I.D.: 024-853-232

Legal Description: PL LMS4082 LT 120 BLK 5N LD 36 SEC 33 RNG 6W 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.

2. #2010 - 4580 NO. 3 RD Richmond

P.I.D.: 024-853-241

Legal Description: PL LMS4082 LT 121 BLK 5N LD 36 SEC 33 RNG 6W 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.

3. #2025 - 4580 NO. 3 RD Richmond

P.I.D.: 024-853-402

Legal Description: PL LMS4082 LT 137 BLK 5N LD 36 SEC 33 RNG 6W 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.

4. #2030 - 4580 NO. 3 RD Richmond

P.I.D.: 024-853-275

Legal Description: PL LMS4082 LT 124 BLK 5N LD 36 SEC 33 RNG 6W 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.

5. #2035 - 4580 NO. 3 RD Richmond

P.I.D.: 024-853-399

Legal Description: PL LMS4082 LT 136 BLK 5N LD 36 SEC 33 RNG 6W 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.

6. #2040 - 4580 NO. 3 RD Richmond

P.I.D.: 024-853-283

Legal Description: PL LMS4082 LT 125 BLK 5N LD 36 SEC 33 RNG 6W 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.

7. #2050 - 4580 NO. 3 RD Richmond

P.I.D.: 024-853-291

Legal Description: PL LMS4082 LT 126 BLK 5N LD 36 SEC 33 RNG 6W 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.

8. #2060 - 4580 NO. 3 RD Richmond

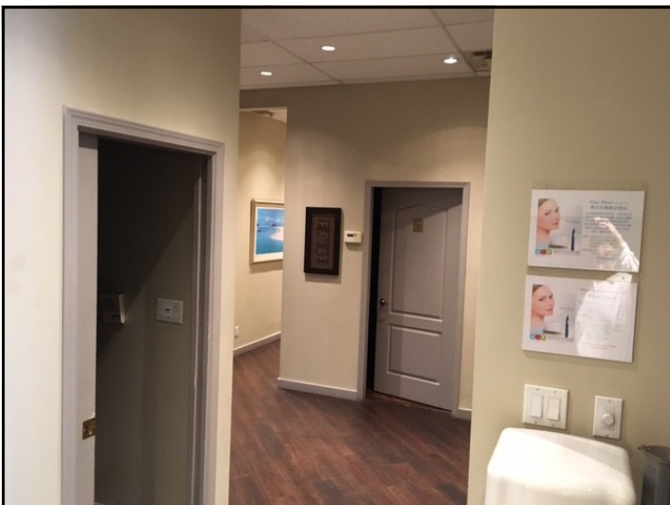
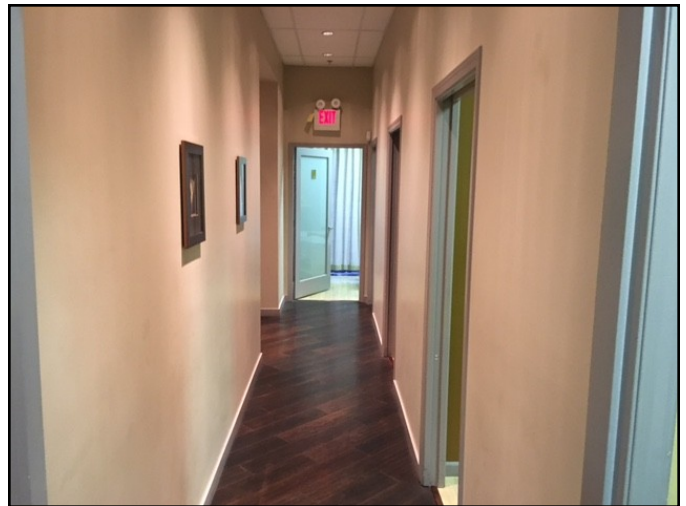
P.I.D.: 024-853-305

Legal Description: PL LMS4082 LT 127 BLK 5N LD 36 SEC 33 RNG 6W 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.



Total 3789 Sq. Ft. 8 Strata Retail Units in Empire Centre Richmond For Sale

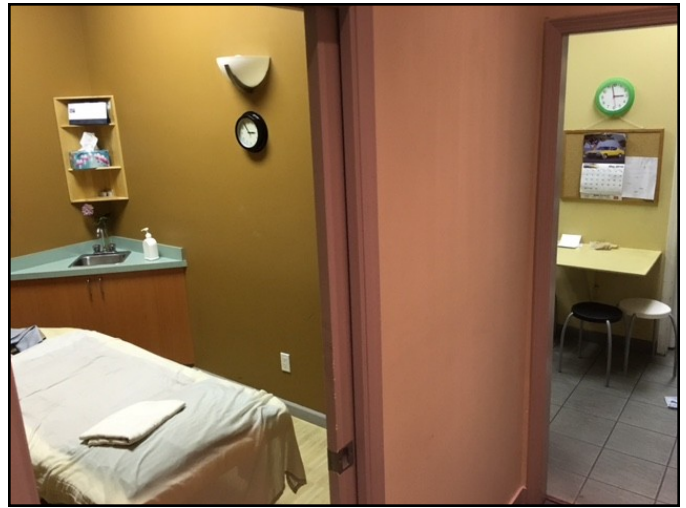
#2035 - 4580 No. 3 Rd Richmond



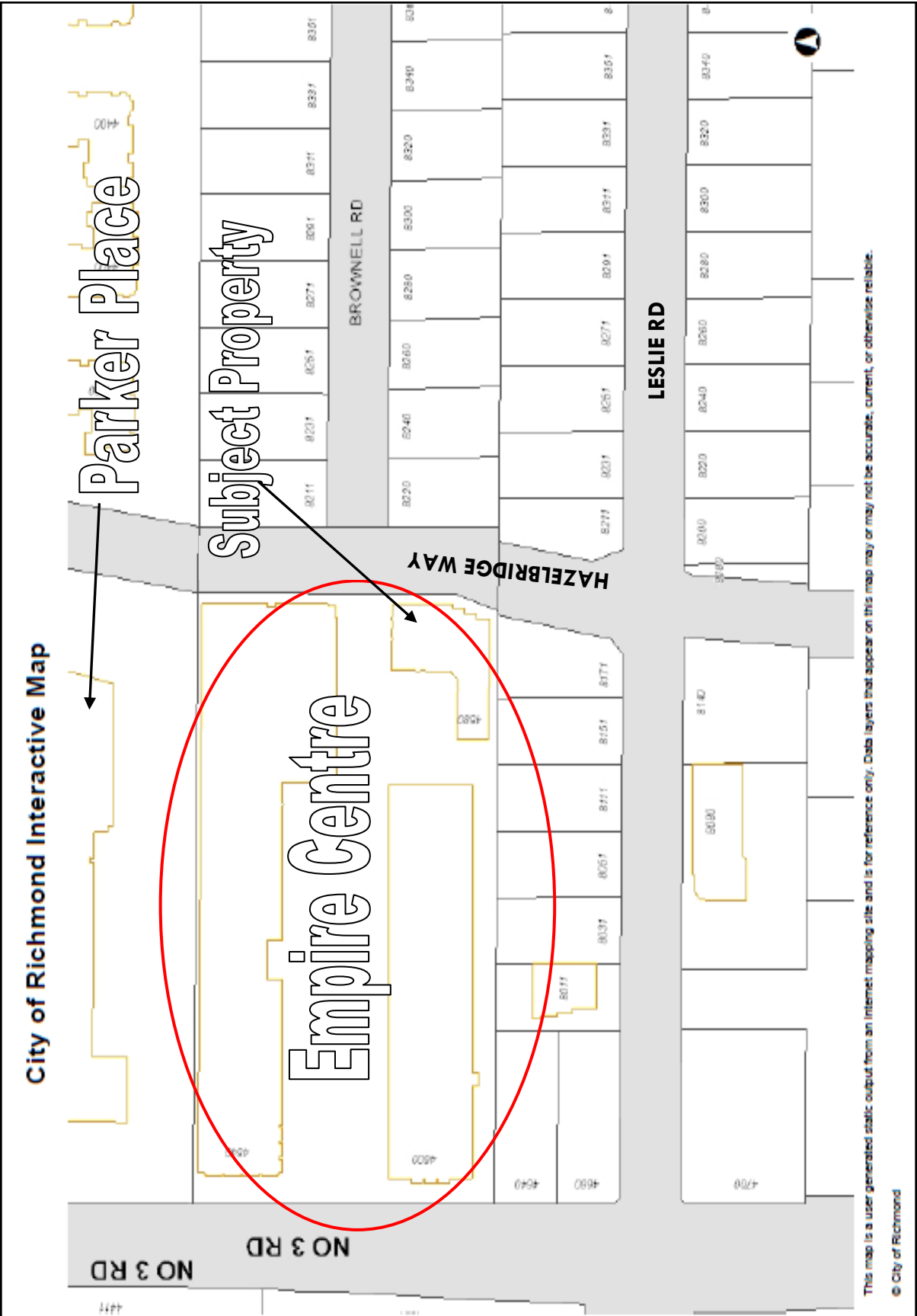


Total 3789 Sq. Ft. 8 Strata Retail Units in Empire Centre Richmond For Sale

#2035 - 4580 No. 3 Rd Richmond

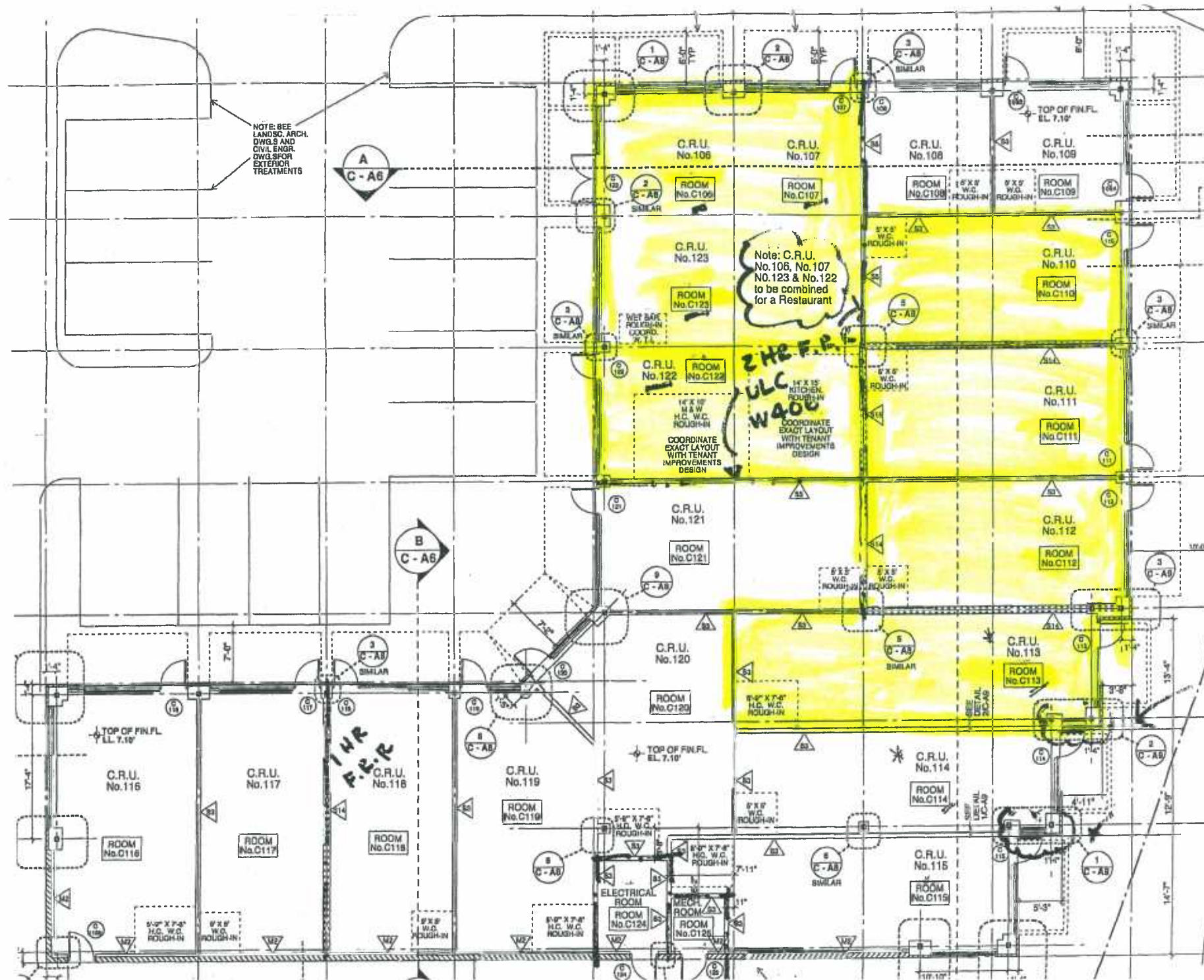


Site Map



Information Shown in this Package need to be verified by the Buyer.





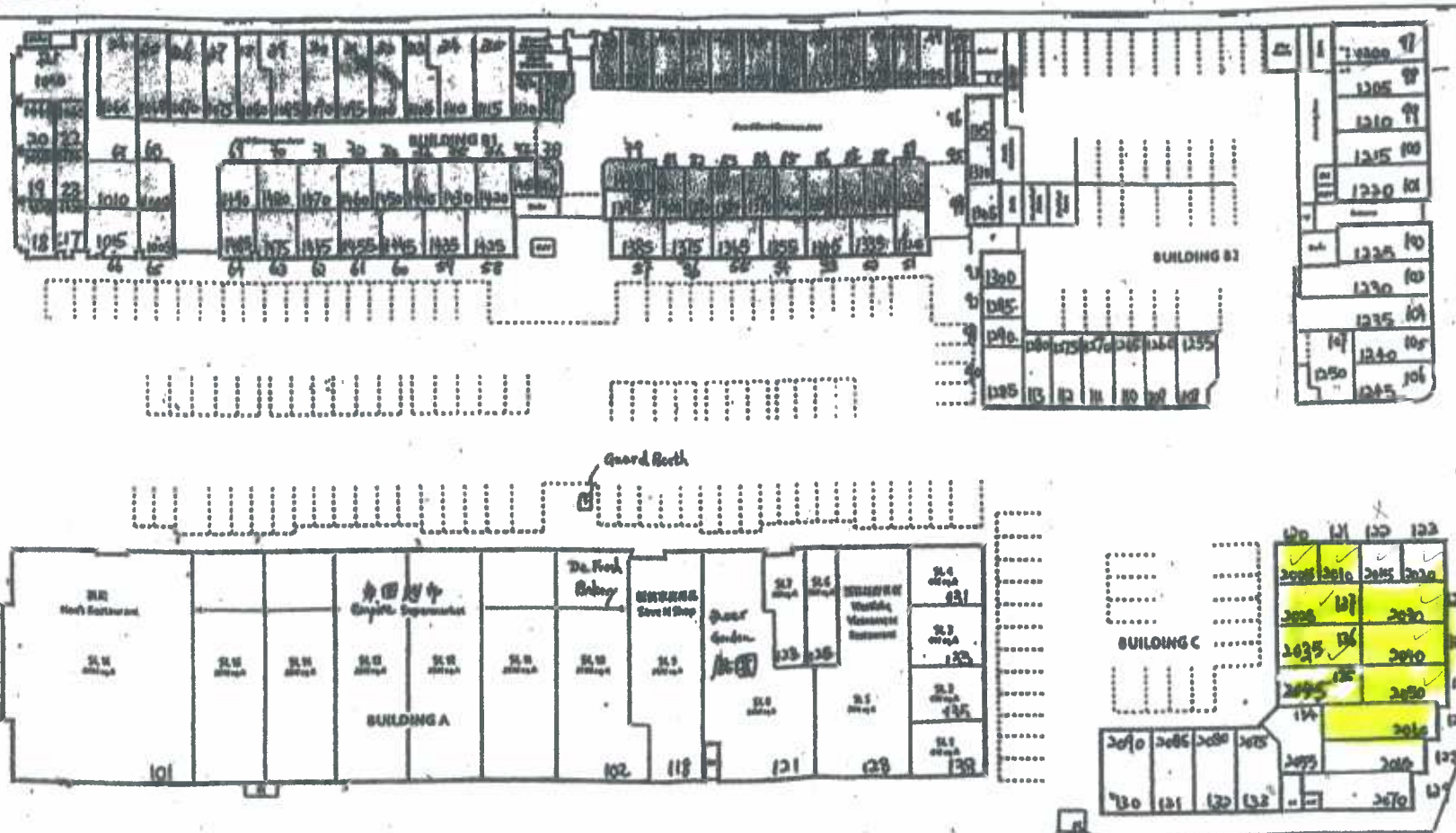
THE POWER OF EMPIRE CENTRE

Sold Key
(64) 3 25 1241

SPECIFIC USE

FOOD COURT SURCHARGE

GROUND FLOOR



BUILDING B5
UPPER LEVEL



Hazelbridge Way

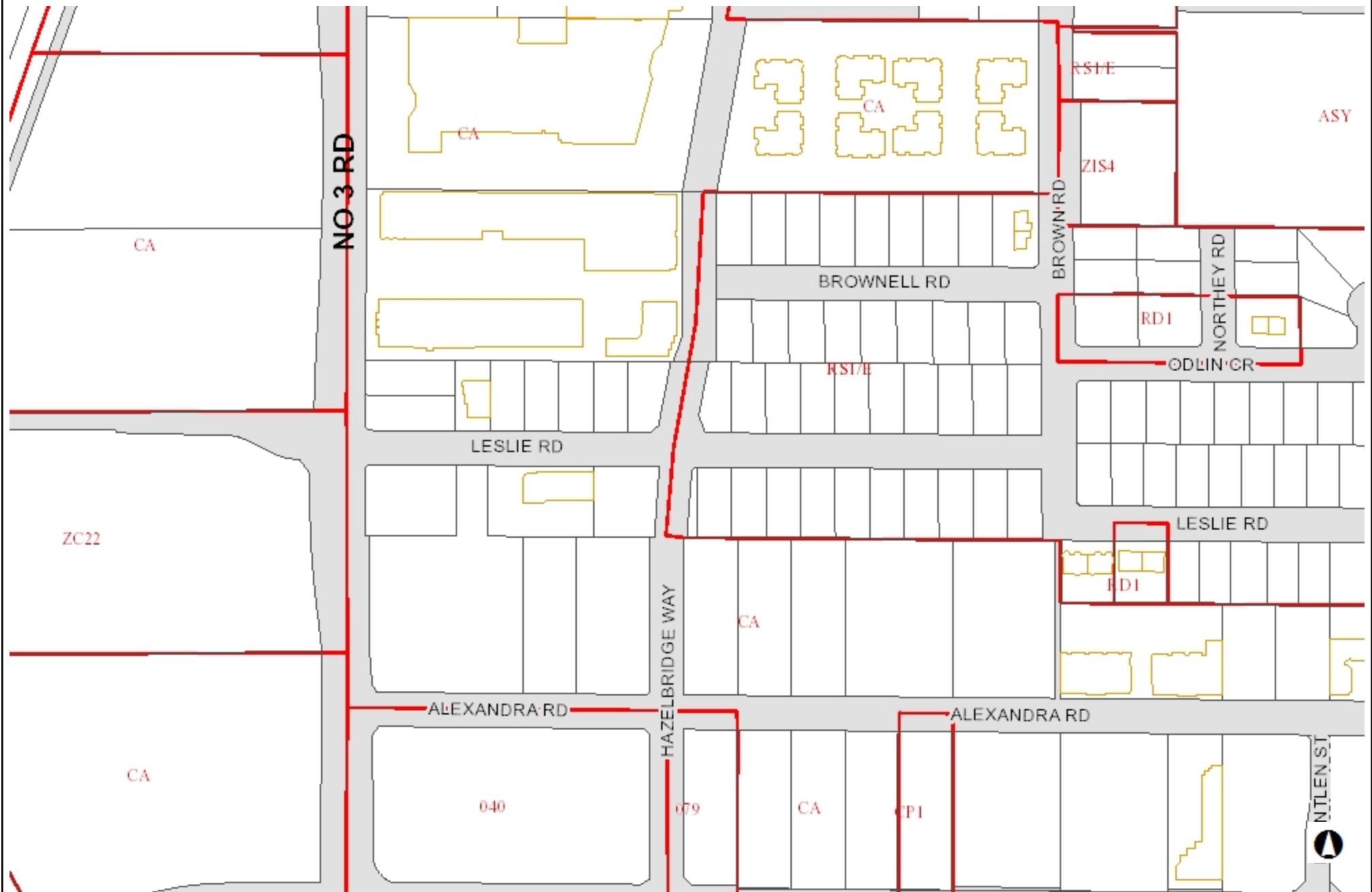
十足條件，
星洲可敬的投資機會

- 一流管理專人中心服務
- 專人管理中心保安及防盜
- 進入商場內作商一試
- 人口稠密地帶內投資之機會
- 商場內有室內停車場
- 交通方便，近地鐵站
- 租金寬平，回報高
- 人煙稠密，購物方便
- 食家雲集，食肆林立
- 商場內有洗手間及廁所
- 商場內有咖啡廳及茶室
- 商場內有便利店及雜貨店
- 商場內有銀行及郵局
- 商場內有診所及藥房
- 商場內有圖書館及文化中心

Monthly Strata Fee

Unit Number	Unit Size (SF)	Fee	Refuse Removal	Promotion	Monthly		
					Sub-Total	GST 5%	Total
2005	266	\$130.59	\$14.09	\$7.23	\$151.91	\$7.60	\$159.51
2010	250	\$122.68	\$13.23	\$6.79	\$142.70	\$7.14	\$149.84
2025	523	\$255.91	\$27.59	\$14.16	\$297.66	\$14.88	\$312.54
2030	612	\$299.61	\$32.31	\$16.58	\$348.50	\$17.43	\$365.93
2035	524	\$256.43	\$27.66	\$14.19	\$298.28	\$14.91	\$313.19
2040	434	\$212.72	\$22.94	\$11.77	\$247.43	\$12.37	\$259.80
2050	529	\$259.16	\$27.93	\$14.34	\$301.43	\$15.07	\$316.50
2060	651	\$318.56	\$34.35	\$17.63	\$370.54	\$18.53	\$389.07
Total	3789	\$1,855.66	\$200.10	\$102.69	\$2,158.45	\$107.93	\$2,266.38

City of Richmond Interactive Map



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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
- 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
- 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**.

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 100.0 m to a residential or institutional **zone** and 1,500.0 m to the **site specific zone** that permits a **casino**.
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.
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 m²; and *[Bylaw 9091, Mar 10/14]*
 - b) 300 seats and a **gross floor area** of 700.0 m². *[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 m². *[Bylaw 9091, Mar 10/14]*
6. 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]*

