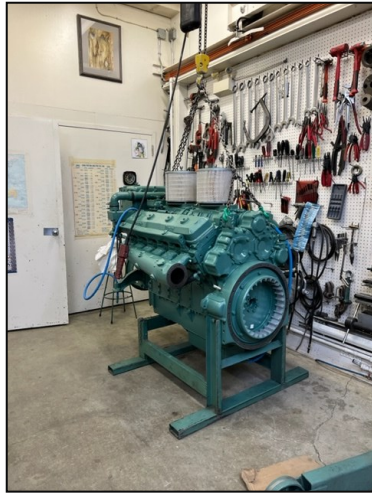


Marine D Engine Rebuild Business Equipment

Looking for Right Buyer

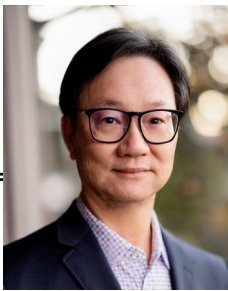


Must See! Marine D Engine rebuild business equipment for mechanic shop available in South Richmond area. Current set up as an outfitted to services large marine diesel engines from boats. Each section of the shop is fitted with heavy duty cranes, total 5 cranes. Distributed in the main area, steam room, paint room, blast room, and back warehouse. In addition to the cranes, there are complete tools, spare parts, and machinery to assist with the business. Boasts a legal non-conforming, Engine/Aluminum bath cleaning system approved and permitted by the city. Price for setup and equipment only is \$600K.

Shop come with Approx. 4,545 SF industrial unit. 2-storey with upstairs area 1,260 sf for mezzanine storage and Caretaker suite, and Approx. 3,285 sf ground warehouse area. Caretaker suite including one bed, den, kitchen, and dining area. The unit has 4 parking and 1 loading in front of the unit. Price for strata unit only is \$2.6M.

A rare opportunity for those who are looking for complete set of equipment and warehouse with caretaker suite in South Richmond location. Buyer can purchase business equipment together with property or equipment only and choose lease premises only. **Don't hesitate, call now for more details!**

Video Link: <https://youtu.be/5OMpn3nvgus>



Re/Max Commercial Top 1 Winner

Raymond Leung 梁國權

Personal Real Estate Corporation

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- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
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- Re/Max International Lifetime Achievement Award 國際終身成就大獎
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- Re/Max International Top 9 Winner 國際首9名
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2022 Re/Max Western Canada Commercial Team No. 17

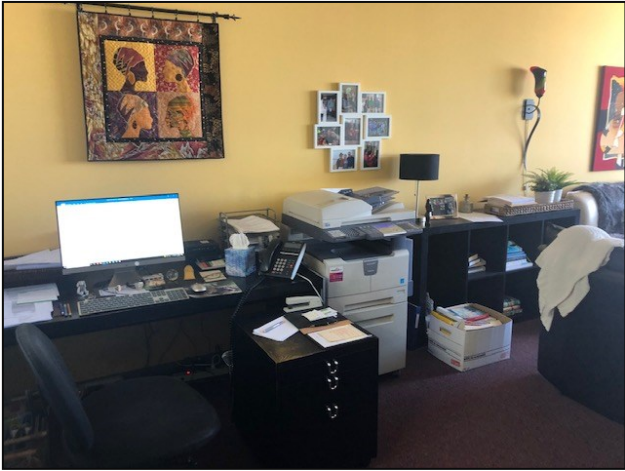
Christopher Leung 梁焯樂

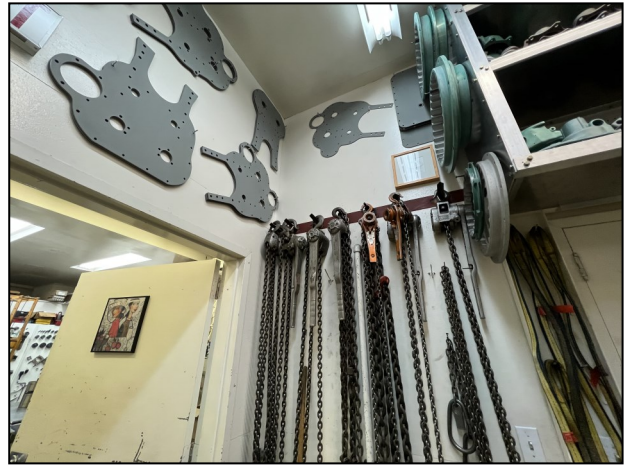
778-951-1515

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

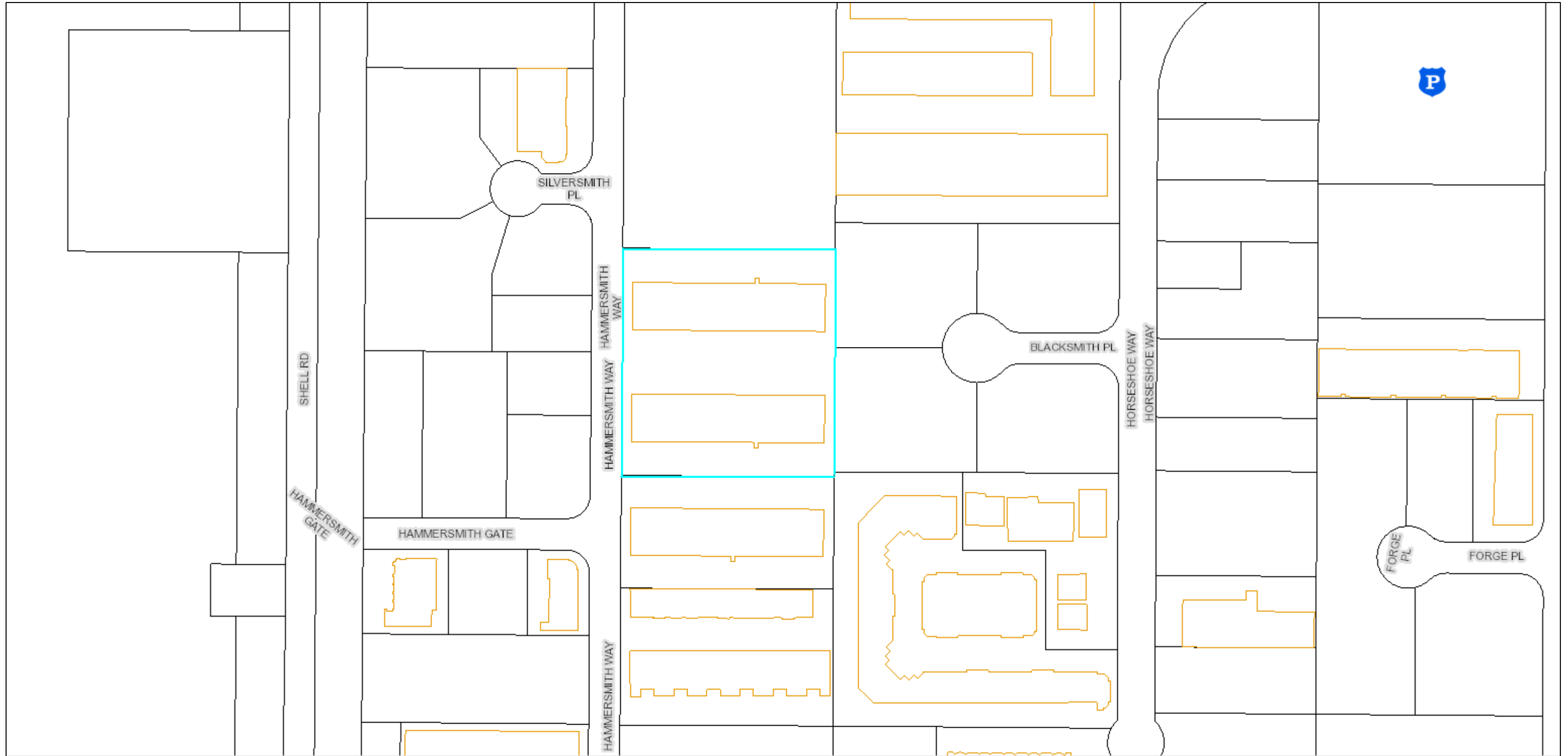
*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.





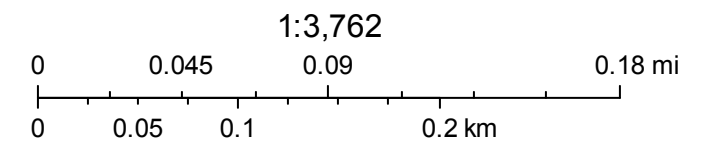


Site Map

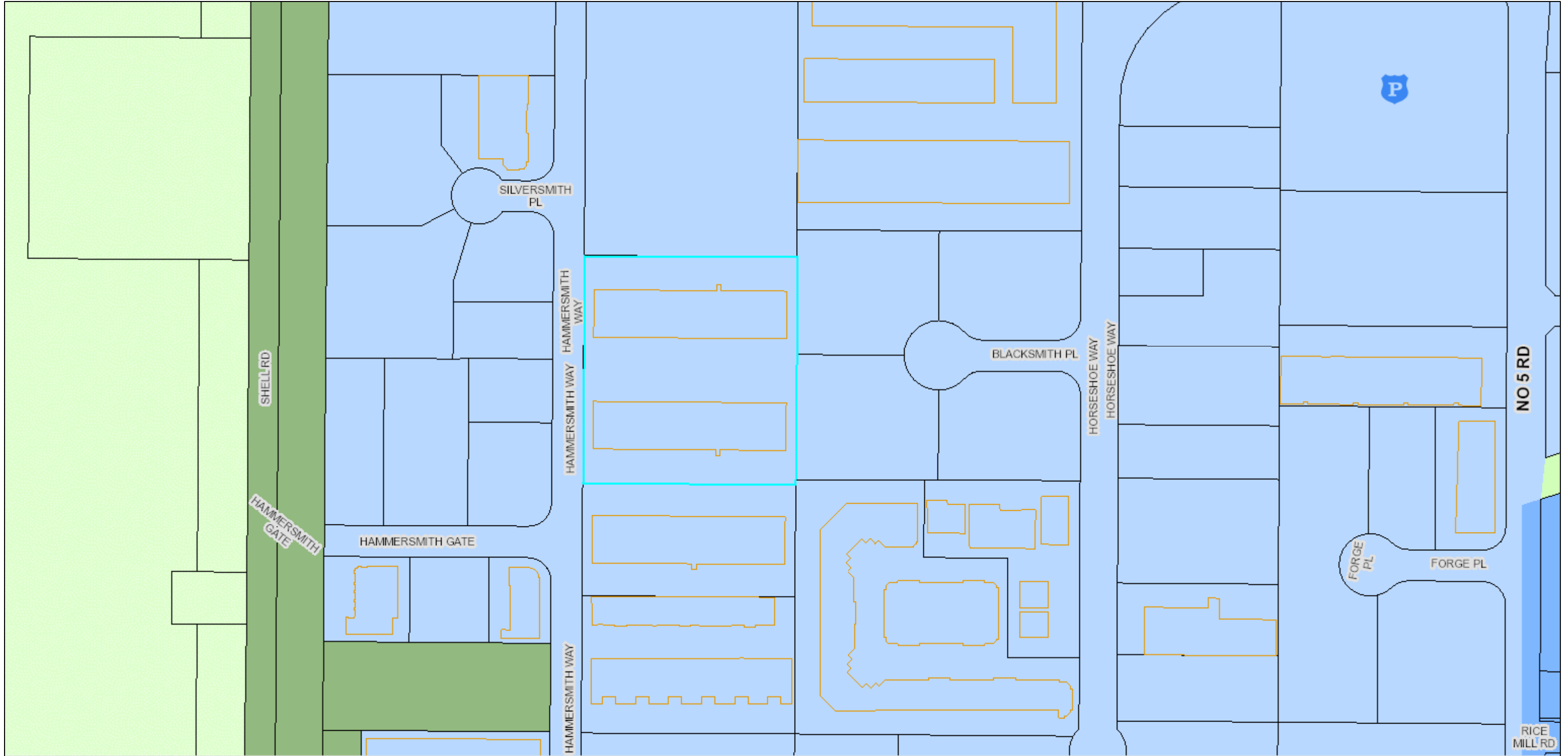


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- | | | | |
|----------------------|----------------|--------------------|-----------|
| Street Names | Richmond Oval | City Hall | Hospitals |
| Air Parcels | Skating Arenas | Fire Stations | |
| Strata | Swimming Pools | Police Stations | |
| Parcels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

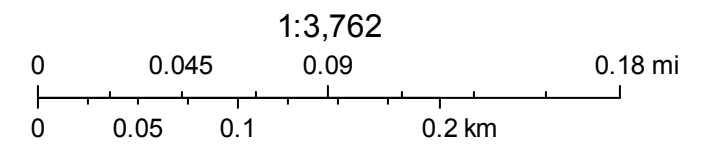


OCP Map

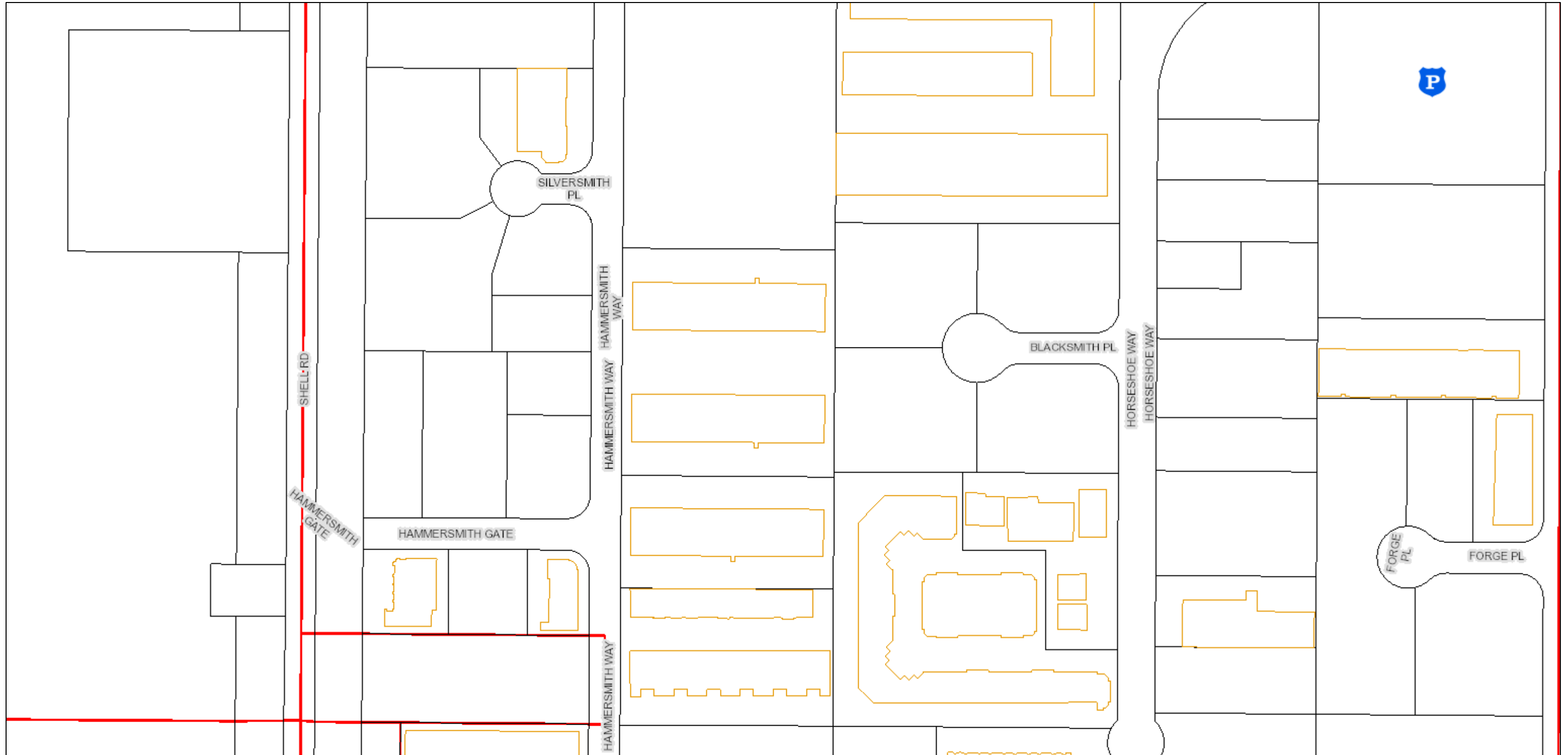


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|----------------------|----------------|-------------------------|--------------------|------------------------------|--------------------|
| Street Names | Richmond Oval | OCP Land Use | Conservation Area | Neighbourhood Residential | Police Stations |
| Air Parcels | Skating Arenas | Agriculture | Downtown Mixed Use | Neighbourhood Service Centre | Ambulance Stations |
| Strata | Swimming Pools | Airport | Industrial | Park | Hospitals |
| Parcels (black line) | Libraries | Apartment Residential | Limited Mixed Use | School | |
| Community Centres | Theatre | Commercial | Mixed Employment | City Hall | |
| | | Community Institutional | Mixed Use | Fire Stations | |

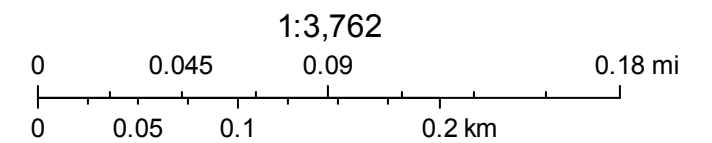


Zoning Map



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



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 m² 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 through 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 m² west of Brown Road;
 - ii) 4,000.0 m² elsewhere for **buildings** which exceed the maximum **building height** of 25.0 m; and
 - iii) 2,400.0 m² 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.

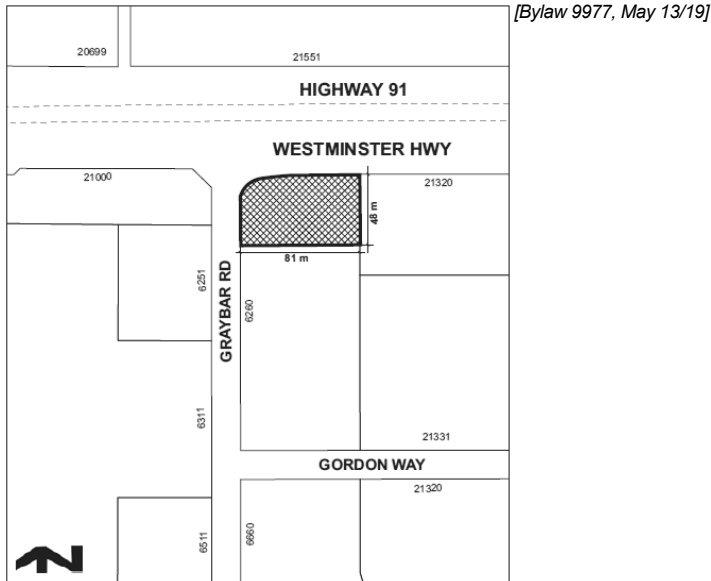
12.3.11 Other Regulations

1. In the case of 8899 Odlin Crescent, **commercial education** shall be limited to a maximum **gross floor area** of 138.0 m² 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 Crescent 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 m² **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 m² 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]*



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.

