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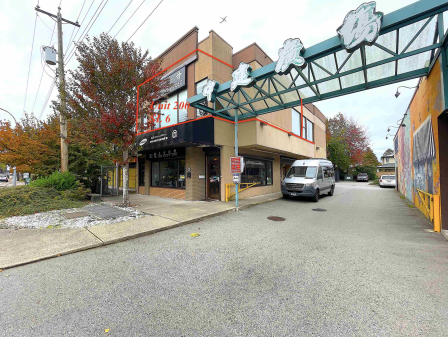
200 8611 ALEXANDRA ROAD
West Cambie
Richmond
V6X 1C3

For Lease

Retail
Retail
\$0

List Date: **10/23/2025** Exp Date: **9/30/2026**
Seller Accept Date:
Subj Removal Date: DOM: **126**
Completion Date: Org: **V**

Price:
Orig. **\$0** Prev. /
Leased/Sold /



Zoning: **CA** Gross Prop **\$4,441.06** Tax Yr: **2025** Sale Type: **Asset**
P.I.D.#: **800-180-981** Building/Complex Name:

Elevate your business on Alexandra rd, Richmond's renowned Food Street. This 936.46 Sqft South facing Retail / Elevate your business on Alexandra Road, Richmond's renowned Food Street. This 808.37 sqft East-facing Office unit is one of two business units on the 2nd floor which offers unmatched visibility and accessibility and inside unit retail is one of just three business units, offers unmatched visibility and accessibility. Benefit from benefit from ample parking, self-management for low maintenance fee, and versatile CA zoning, perfect for studios, animal grooming or private clinic , animal grooming or office use. Your success story begins here. Contact us today and seize this office use. Your success story begins here. Contact us today and seize this exclusive lease opportunity !

MEASUREMENTS:

Subj. Space Sq.Ft: Space Avail for Lse: **936**
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Land Size Sq.Ft: **0.00** Retail Area Sq. Ft:
Land Size Acres: **0.00** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width ft.: **0.00** Min. Divisible Space: **936**
Subj Prop Depth ft.: **0.00** Max. Contig. Space:

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date:
Lse Term/Months: **60**
Is a Sub-lease?: **No**
Strata Fees/Month: **\$238.41**
Seller's Int.: **Registered Owner**
Int. In Land: **Strata**
First Nat.Res:
Occupancy: **Owner**

NET / GROSS RENT

Basic Rent per Annum/SF: **\$30.00**
Est. Additional Rent / SF: **\$9.00**
Basic Rent per Month: **\$2,341.15**
Est. Add. Rent per Month: **\$702.35**
Basic Rent per Annum: **\$28,093.80**
Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: # of Docks
of Storeys: # of Grade Doors:
of Elevators: **0** # of Loading Doors:
Parking Spaces: **1** Clear Ceiling Ht (ft):
Year Built: **1997** Class of Space:
Building **Low Rise (2-4 storeys), Strip Mall**
Potential to Redevelop? **No** Comments:
Environ. Assess.Done? **No** Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:
APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:
Minor Business Type:
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Reqd:
Major Use Description:

LEGAL: STRATA LOT 4, BLOCK 5N, PLAN LMS2824, SECTION 33, RANGE 6W, NEW WESTMINSTER 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

REALTOR All measure are taken from strata plan ; buyer is to verified if important; Text or Touchbase to get faster response. (additional rent **REMARKS:** is estimated at \$11.50 2026) weekday showings only 11:30am to 5pm weekdays

DESIGNATED AGENT(S):

Eric Jung Hua Lin PREC* - CONTC: 604-218-6188
RE/MAX Westcoast - OFC: 604-273-2828
ericlinhome@gmail.com

APPOINTMENT INFORMATION:

Contact Listing REALTOR®
ERIC/TOUCHBASE ONLY
604-218-6188
Virtual Tour:
Brochure:

Commission: **1 MONTH NET RENT + GST**

Seller/Landlord:**YAO YU HSIEH**

Sell Firms: 1.

Buyer Agents:1

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