

Active **C8073275** **100 8611 ALEXANDRA ROAD** **For Lease** **Retail**
West Cambie **Retail**
Richmond **V6X 1C3** **Price: \$0**
 List Date: **10/23/2025** Exp Date: **9/30/2026** **Orig. Leased/Sold \$0** **Prev. /**
 Seller Accept Date: **DOM: 126**
 Subj Removal Date: **Org: V** **Price: \$0** **Prev. /**
 Completion Date: **Org: V** **Price: \$0** **Prev. /**



Zoning: **CA** Gross Prop **\$4,441.06** Tax Yr: **2025** Sale Type: **Asset**
 P.I.D.#: **023-779-926** Building/Complex Name:

Elevate your business on Alexandra Road, Richmond's renowned Food Street. This 808.37 sqft East-facing inside unit retail units, offers unmatched visibility and accessibility. Benefit from ample parking, self-management for low fees, and versatile CA zoning, perfect for studios, animal grooming, medical unit, Nail Salon, Hair Salon, office use. (No Restaurant or Food beverage / Vape, board games) Your success story begins here. Call for your action today.

MEASUREMENTS:

Subj. Space Sq.Ft: Space Avail for Lse: **808**
 Subj. Space Width **808** Whse/Indust.Sq.Ft:
 Subj. Space Depth: Office Area Sq. Ft:
 Land Size Sq.Ft: **0.00** Retail Area Sq. Ft: **808**
 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: **808**
 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: **\$60.00**
 Est. Additional Rent / SF: **\$9.00**
 Basic Rent per Month: **\$4,041.85**
 Est. Add. Rent per Month: **\$606.28**
 Basic Rent per Annum: **\$48,502.20**
 Gross Rent per Annum/SF:
 Gross Rent per Month:
 Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: # of Docks
 # of Storeys: **2** # 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 **REMARKS:** cost for 2026 is warranted @ \$11.50) 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:

Touchbase
ERIC/TOUCHBASE ONLY
604-218-6188
 Virtual Tour:
 Brochure:

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

Seller/Landlord: **YAO YU HSIEH**

Sell Firms: 1.

2.

Buyer Agents:1

2.

3.