

8120 GRANVILLE AVENUE

RICHMOND, BRITISH COLUMBIA

Multi-Tenant Commercial Investment and
Strategic Holding Opportunity



Brighthouse Station



CF Richmond Centre

No. 3 Road

8120 Granville Ave



CENTRAL RICHMOND
Strategic location in the
established Brighthouse
commercial corridor



EXISTING INCOME
Multi-tenant property
with income in place



ON-SITE PARKING
Approximately 45
surface parking stalls



FUTURE FLEXIBILITY
Investment, owner-user
or long-term holding
flexibility

PROPERTY SNAPSHOT



+23,958 SF
SITE AREA



+18,678 SF
BUILDING AREA



1978
YEAR BUILT



CA ZONING
Auto-Oriented
Commercial



+45 STALLS
SURFACE
PARKING



MULTI-TENANT
OCCUPANCY

INVESTMENT HIGHLIGHTS

- ✓ Prominent central Richmond location along Granville Avenue
- ✓ Existing multi-tenant stable income with potential leasing upside
- ✓ Reinforced concrete commercial building with on-site parking
- ✓ Strategic opportunity for investors, owner-users, family offices and long-term commercial holders.
- ✓ CA zoning permits office, health service (minor), retail and more
- ✓ Independent Appraisal (October 2025) available upon execution of CA
- ✓ Potential medical, pharmacy and professional office opportunity, subject to purchaser verification of permitted uses, occupancy requirements and existing lease terms.



PRICE UPON REQUEST

Please contact the Listing Agents for
further information.



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INVESTMENT OVERVIEW

8120 Granville Avenue presents an opportunity to acquire a centrally located, multi-tenant commercial property in Richmond. The offering comprises an approximately 18,678-square-foot, three-storey commercial office building situated on an approximately 23,958-square-foot freehold site.

The property benefits from existing tenancy, approximately 45 surface parking stalls and convenient access to Richmond's established commercial, civic and transit amenities.

The offering may appeal to private investors, family offices, owner-users and purchasers seeking a strategic long-term commercial holding asset.

TENANCY PROFILE & INCOME OVERVIEW

INCOME SUMMARY (PROJECTED 2026)

\$

2026 PROJECTED BASE RENTAL INCOME

\$547,029

*Based on current rent roll and projected lease assumptions.

INDEPENDENT APPRAISAL (OCTOBER 2025)

\$

\$9.035M

Appraisal available upon execution of a Confidentiality Agreement.

EXISTING LEASING OPPORTUNITY

Providing immediate leasing opportunity and future owner-user flexibility.

LEASE EXPIRY SCHEDULE (BY % OF RENT)

26%

2026

19%

2027

17%

2028

22%

2029

16%

2030+

TENANT MIX (BY RENT)

LEGAL / PROFESSIONAL

41%

OFFICE / CORPORATE

37%

HEALTH SERVICE (MINOR)

12%

OTHER

10%

PROPERTY SUMMARY	
ADDRESS	8120 Granville Avenue Richmond, BC V6Y 1P3
SITE AREA	±23,958 SF
BUILDING AREA	±16,650 SF (3 Storey) Reinforced Concrete Building
YEAR BUILT	1978 (BC Assessment)
ZONING	CA – Auto-Oriented Commercial
PARKING	45 Surface Parking Stalls (Approx.)
PID	002-514-508
OCCUPANCY	Multi-Tenant
LEGAL DESCRIPTION	LOT 3 EXCEPT: PART SUBDIVIDED BY PLAN LMP47210 SECTION 16 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 16233

Strategically located on Granville Avenue in the heart of Richmond's established commercial corridor. Steps to Richmond City Hall, Richmond Centre, Minoru Park and Brighthouse SkyTrain Station. Excellent accessibility to Vancouver International Airport (YVR), major roads and transit.

LONG-TERM
OPTIONALITY

The property represents a strategic commercial holding opportunity within an established and evolving central Richmond location. Any future redevelopment, intensification, change of use or rezoning would be subject to applicable municipal policies, approvals and independent purchaser review.

Due diligence package available upon execution of Confidentiality Agreement, including appraisal, rent roll, floor plans, building condition report, environmental report and title documents.

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