

For Sale

BELOW ASSESSED VALUE

2.31 Acres of Industrial
Zoned Land in South
Richmond

**12880 SHELL ROAD
RICHMOND**



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The *Opportunity*

12880 Shell Road presents a rare opportunity to acquire 2.31 acres of industrial-zoned land in a highly desirable South Richmond location along the Fraser River. The triangular-shaped property is bordered by rail lines on all three sides and accessed via the Shell Road extension from Dyke Road, offering a distinctive and strategic industrial setting.

Situated just south of Riverside Industrial Park, the property benefits from excellent connectivity to major transportation routes, including quick access to Highway 99, linking the site to Downtown Vancouver, Vancouver International Airport (YVR), and the Canada-U.S. border.

Salient *Facts*

Site Area	2.31 acres	
Zoning	IL (Light Industrial) – permitting a wide range of industrial uses, including but not limited to general industrial, manufacturing, recreation, service industrial and vehicle parking.	
Property Taxes (2025)	\$88,378.26	
BC Assessment (2025)	Land	\$8,390,000
	Improvement	\$77,900
	Total	\$8,467,900
Asking Price	\$7,988,000	



Potential Site *Plan*

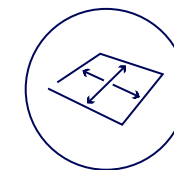
Highlights

- Property can be vacant upon sale completion
- Potential to build up to 30,000 SF
- Site serviced with electrical and water supply
- One minute away from Ironwood Plaza providing major retail and restaurant amenities
- Located minutes from the Massey Tunnel, which is scheduled to be replaced by a new eight-lane tunnel by 2030, significantly improving connectivity to Delta and the Fraser Valley
- With industrial-zoned land in Metro Vancouver nearly fully absorbed, this offering represents one of the final opportunities to secure a site of this size in the South Richmond market



Development

Prime location ideal for development



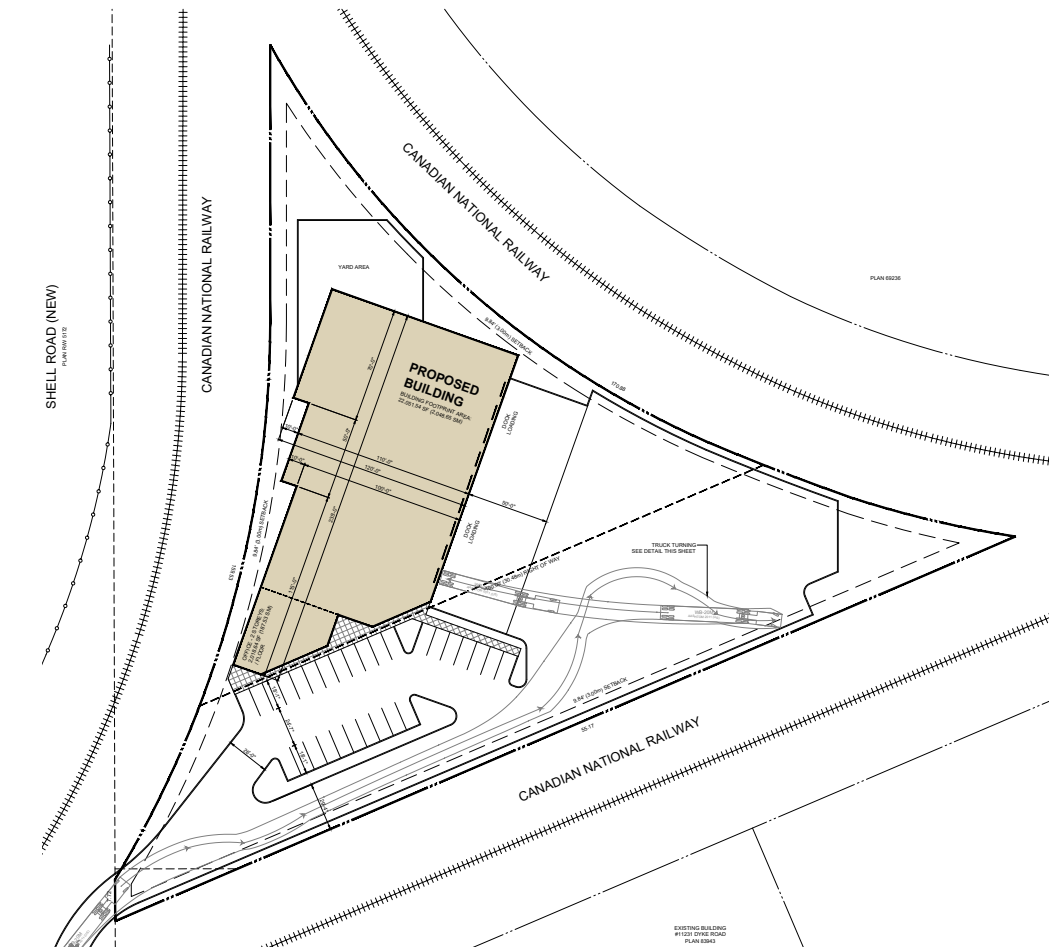
Site

Fenced, gated and secure



Parking

Commercial parking accommodated



For conceptual purposes only



Offering Process

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Vendor.

After signing a Confidentiality Agreement (CA), qualified parties will be provided access to the data room which contains pertinent information and documents relevant to the Offering.

Offers should be presented in the form of offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

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