

FOR SALE

10991 NO. 1 ROAD

PRICE REDUCED

Richmond, BC

Single Tenant Freestanding Retail Building



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CORFAC
INTERNATIONAL

10991 NO. 1 ROAD

Richmond, BC

SUBJECT PROPERTY



OPPORTUNITY

To purchase a fully tenanted, free-standing retail building located in Richmond's Steveston Neighborhood and minutes away from historic Steveston Village. The subject property is improved with a single-storey 2708 square foot building and is situated on a site area shown to be 12,544 square feet (.29 Acres). The remainder of the property is comprised of an asphalt surface parking area containing approximately 10 parking stalls. The property's sole tenant is Hayat Supermarket, a local grocer specializing in Middle Eastern fare.

LOCATION

The subject property is located on the northwest corner at the intersection of Steveston Highway and No. 1 Road in Richmond. Steveston is considered one of Richmond's most desirable and sought-after neighbourhoods, and it is a popular destination due to its rich culture and history. This strategic central location has excellent access to all major arterial routes in the area, including Highway 99 and the George Massey Tunnel, providing ease of access to all neighboring municipalities in the region.

SALIENT DETAILS

ADDRESS

10991 No. Road, Richmond, B.C.

PID

006-136-699

LEGAL DESCRIPTION

LOT 450 EXCEPT: PARCEL "A"
(EXPLANATORY PLAN 47891), SECTION
34 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN
41311

ZONING

CL – Local Commercial

OCP

Commercial

BUILDING SIZE

2708 Square Feet

PARKING

10 stalls

LOT AREA

12,544 Square Feet (.29 Acres)

PROPERTY TAXES (2023)

\$20,334.38

NOI (2024)

\$105,612.00

TENANT

Hayat Supermarket
10 Year Term – Commenced April 1, 2023
Rent escalation after every 3rd Year

**contact listing agent for further details regarding
Lease including demo clause*

PRICE

~~\$4,588,000.00~~

\$4,200,000.00

Steveston
Village



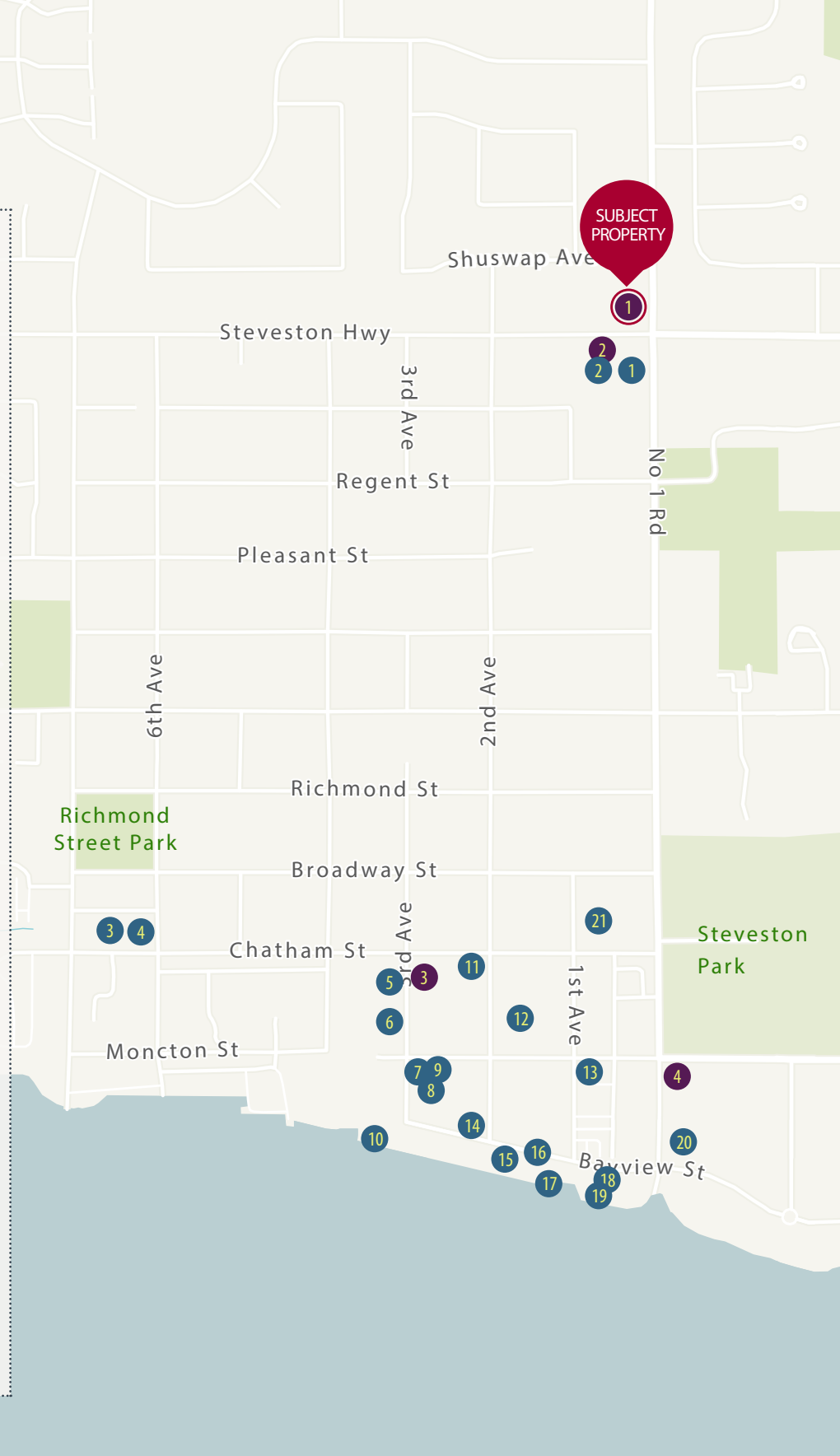
NEARBY AMENITIES

● RESTAURANTS / CAFES

1. Dairy Queen Grill & Chill
2. Hoke Poke & Tea Bar
3. Mega Sushi
4. Little Mexico Cantina
5. Ana
6. Steveston Pizza Company
7. Kisamos Taverna
8. Dave's Fish & Chips
9. Pajo's Fish & Chips
10. Ichiro Japanese Restaurant
11. Cannery Café
12. Toast to Coast Brunch Bar
13. The Village Burgery
14. Shady Island Seafood Bar & Grill
15. Catch Kitchen + Bar
16. Blue Canoe Waterfront
17. Hog Shack Cook House
18. Kove Kitchen
19. Steveston Built Local Taphouse & Grill
20. Best Bite Indian Cuisine

● GROCERIES / SHOPPING

1. Hayat Supermarket
2. Shoppers Drug Mart
3. Save-On-Foods
4. Pharmasave



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