

For Sale by First Mortgage Lender

Transit-Oriented 18.89-Acre Waterfront
Development Site in Richmond's City
Centre / Bridgeport Neighbourhood

Duck Island Lands Richmond, BC

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The Opportunity

Opportunity to purchase a transit-oriented nearly 19-acre waterfront development site in Richmond's City Centre / Bridgeport Neighbourhood. All offers are subject to court approval.



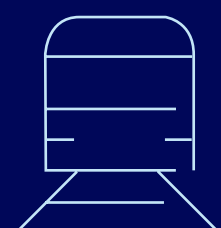
18.89-acre waterfront site provides immense scale and flexibility.



Located adjacent to River Rock Casino Resort, British Columbia's largest and highest-grossing gaming facility.



Opportunity to develop a variety of commercial and/or industrial uses.



Transit-oriented site located steps away from the Bridgeport SkyTrain Station, allowing easy access to YVR International Airport and the rest of the Greater Vancouver Area.



Potential to increase property's income upon expiry of the existing lease in December 2026.

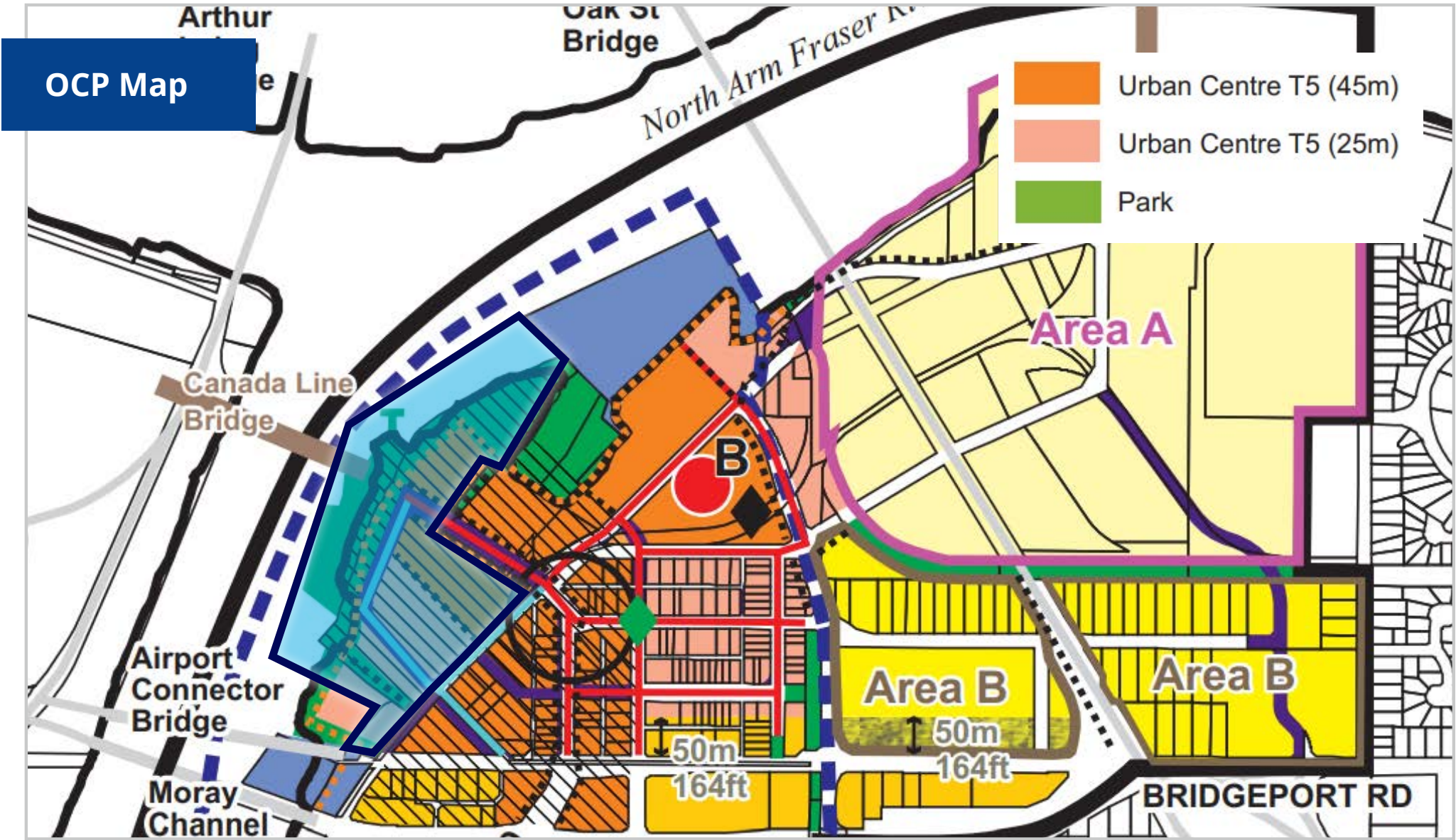


Property Overview

Salient Facts

Address	Duck Island & 8351 River Road Richmond, BC		
PIDs	002-095-556, 004-247-876		
Location	Duck Island is located in the City Centre at the northern terminus of No. 3 Road. It is bound on the north and west by the North Arm of the Fraser River, on the south by Bridgeport Road and on the east by River Road and the River Rock Casino Resort.		
Lot Area	18.89 acres		
Current Zoning	IL - Light Industrial		
OCP	Duck Island Assembly: Bridgeport Village - Urban Centre T5 (45m) / (25m), Park		
	Max Height*	82-148 ft	
	Permitted Density	2.0 FAR	
	Bonus Density	1.0 FAR	
	(1.0 FAR village centre bonus for office use only, residential not permitted)		
Lease Expiry	December 31, 2026		
Total Assessed Value (2026)	\$133,301,000		
Asking Price	\$108,600,000		

* Subject to Airport Zoning Regulations



Location Overview

Richmond’s City Centre and Bridgeport neighbourhoods have evolved into vibrant, accessible hubs, offering a blend of modern residential developments, shopping, recreational facilities, and excellent transportation links, making them key areas for residents and visitors alike.

The City Centre serves as Richmond’s urban core, featuring high-rise buildings, a variety of schools, along with post-secondary options such as Kwantlen Polytechnic University, and key shopping destinations like Richmond Centre Mall and Lansdowne Centre. This area also offers recreational spaces like Minoru Park and the Richmond Olympic Oval, making it an ideal spot for families, students, and professionals. With excellent public transport links, including the Canada Line SkyTrain, the City Centre is a thriving business and community centre. Its dynamic mix of residential, commercial, and recreational offerings makes it a central and sought-after location in Richmond.

Location Highlights – Drive & Transit Times

 **5 minutes**

 **15 minutes**

to YVR International Airport

 **20 minutes**

to University of British Columbia

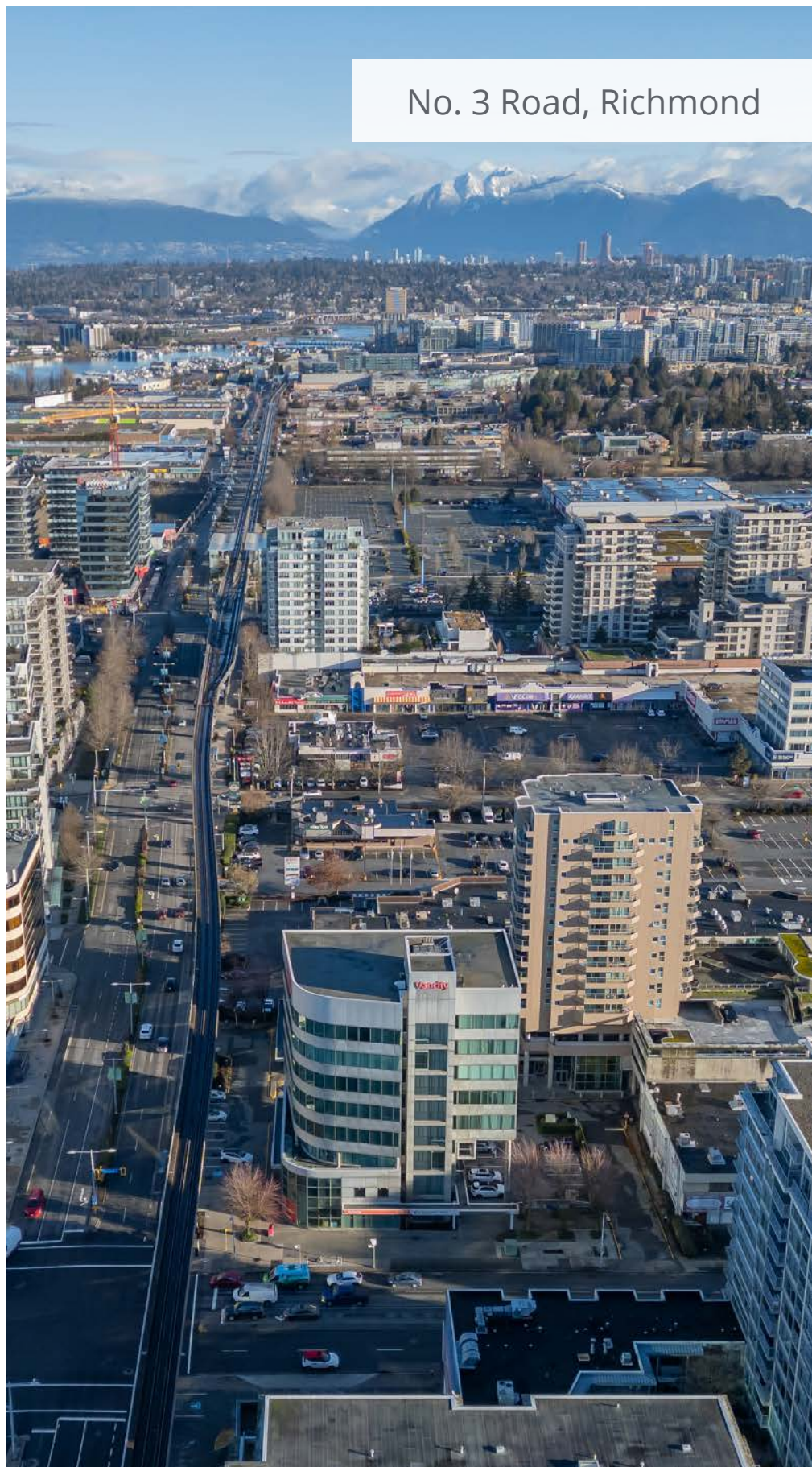
 **30 minutes**

 **30 minutes**

to Downtown Vancouver



YVR International Airport



No. 3 Road, Richmond



River Rock Casino Resort



McArthurGlen Designer Outlet

Surrounding Amenities



Offering Process

Now offered for sale under Court granted Conduct of Sale by First Mortgage Lender

Prospective purchasers are invited to submit Offers to purchase the property through Colliers for consideration by the holders of exclusive Conduct of Sale. All Offers are subject to Court approval. Please contact the listing brokers for more information.



Accelerating success.

Contact us for more information:

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