

2415 - 3700 NO. 3 ROAD, RICHMOND
RETAIL/OFFICE UNIT IN YAOHAN CENTRE

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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UNIT HIGHLIGHTS

SIZE

+/- 601 SQFT

ZONING

CA

PROPERTY TAXES

\$3,763.05

STRATA FEES

\$888.71

PID

018-151-523

LEGAL DESCRIPTION

Strata Lot 74 Block 5N Plan LMS762
Section 28 Range 6W Land District 36
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

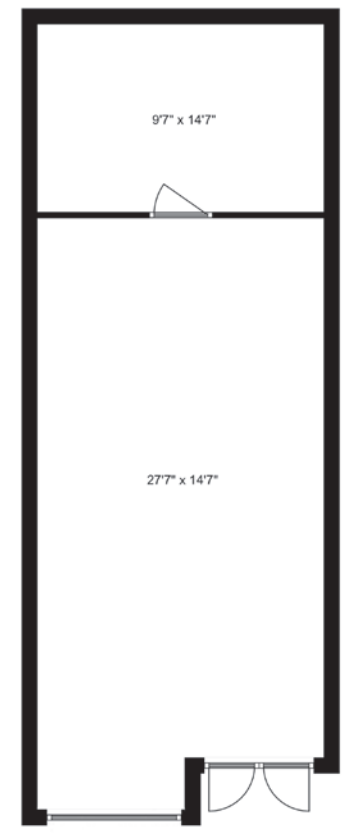
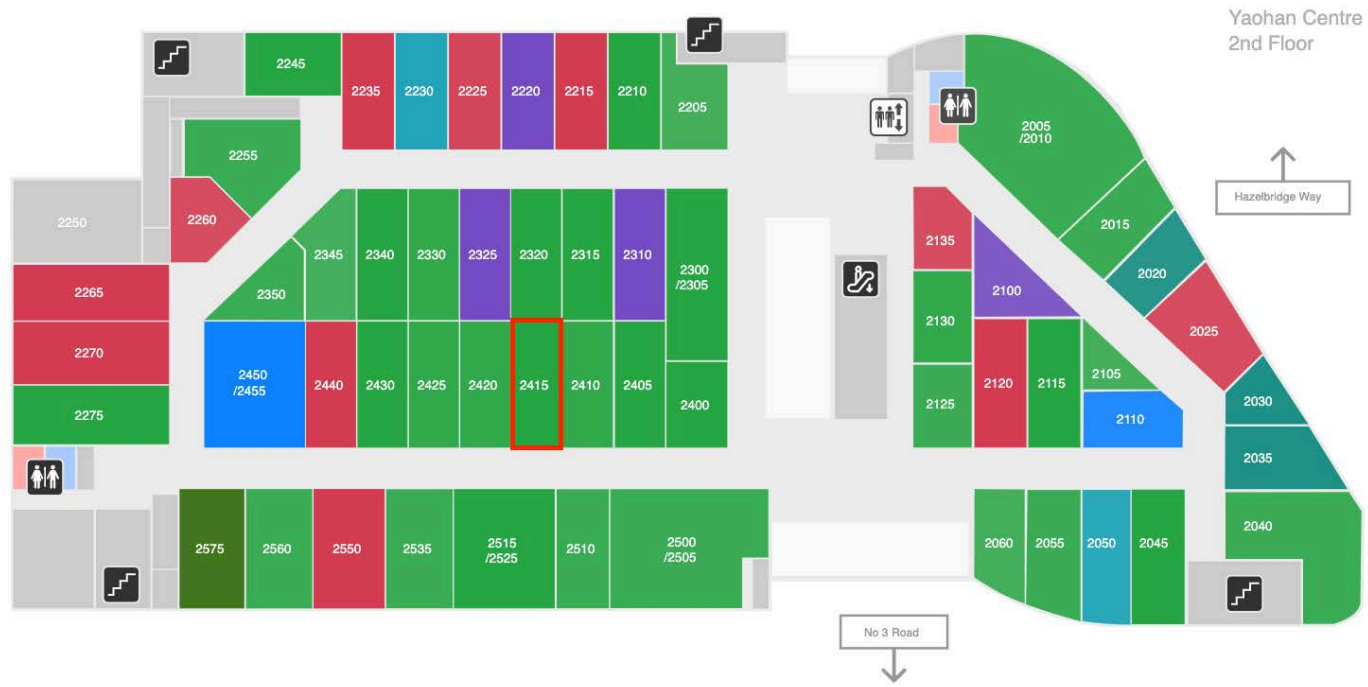
PRICE

\$518,888



2415 - 3700 NO. 3 RD, RICHMOND

+/- 601 SF retail unit situated on the 2nd floor within one of Richmond's most popular retail destinations, Yaohan Centre. The existing zoning allows for a variety of uses and is ideal for an investor or owner occupier looking for a retail or office space in a prime location. Yaohan Centre is anchored by Osaka Supermarket and features a variety of different Tenants offering unique services, amenities, and products.



Restaurants + Cafes

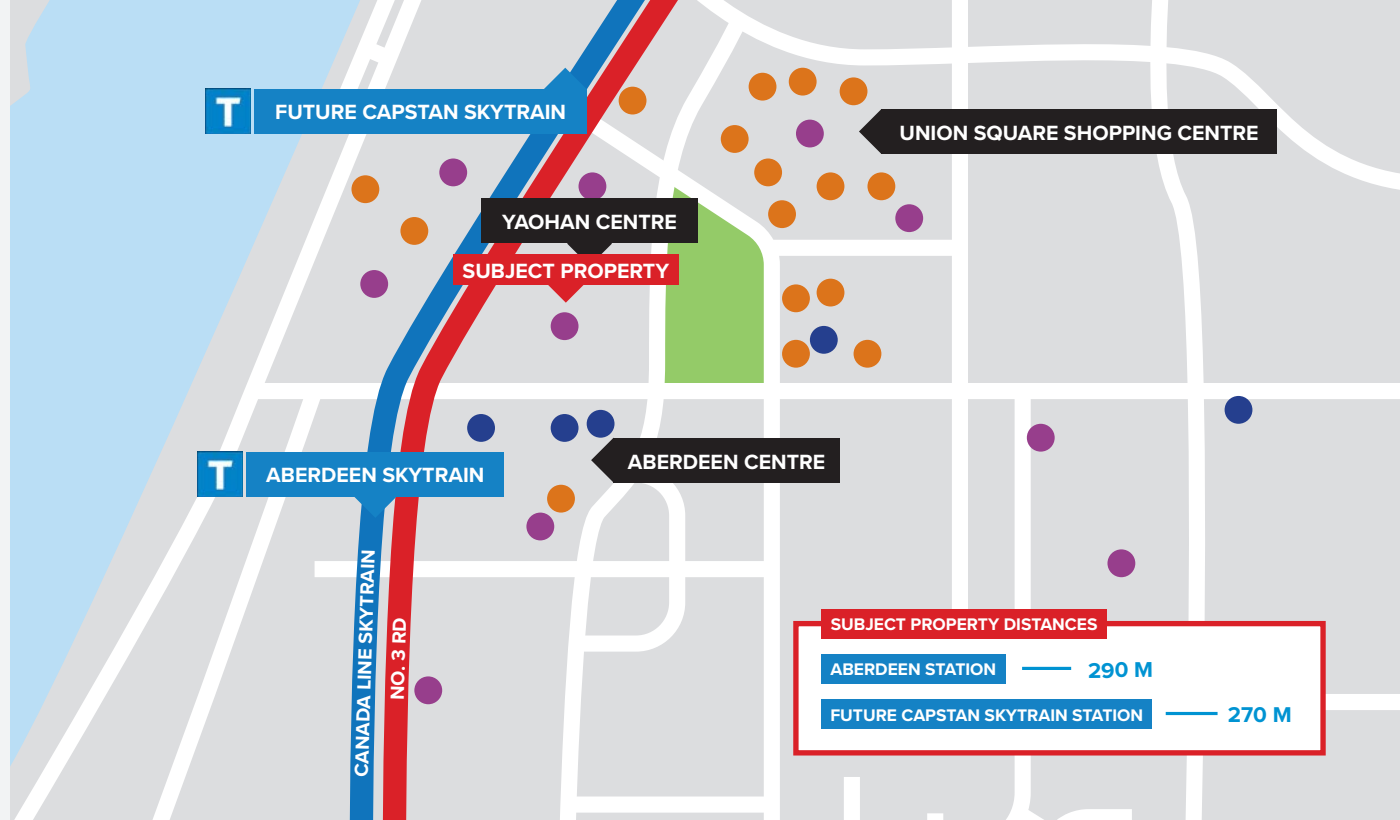
- + Dairy Queen
- + BlackBall Taiwanese Dessert
- + Bubble World
- + Chase Tea
- + Chirpy Hut Fried Chicken
- + CoCo Fresh Tea & Juice
- + Dinesty Dumpling House
- + Grandma Liu Hotpot
- + Machi Machi
- + Pho 37
- + Richmond Ninkazu
- + SURA Korean BBQ
- + Sushi House
- + The Captain's Boil
- + The Meat Up
- + Tin Tin Seafood Harbour
- + Wushiland Boba
- + Yuu Japanese Tapas

Services

- + TD Canada Trust
- + Anytime Fitness
- + BMO Bank of Montreal
- + Chevron
- + HSBC
- + RBC Royal Bank
- + TD Canada Trust

Retail

- + Shoppers Drug Mart
- + Aberdeen Centre
- + Canadian Tire
- + eSpot
- + H-Mart Richmond
- + Osaka Supermarket
- + Pacific Plaza
- + Parker Place
- + Rice World Supermarket
- + Richmond Subaru
- + Supermarket 2000
- + Tom Lee Music
- + Union Square Shopping Centre
- + Yaohan



LOCATION

The subject property is located in the heart of Downtown Richmond and steps from the Aberdeen Canada Line SkyTrain Station. It is surrounded by countless amenities that greatly improve the livability of the surrounding residences and professional offices.

TRANSIT

In 2021, Translink and the City of Richmond began construction on the Capstan Station, an additional Canada Line stop between Aberdeen Station and Bridgeport Station. The new station will provide further convenience for residences and commercial villages nearby, all while driving higher density in the area.

FOR MORE INFORMATION CONTACT

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75
Transit
Score



81
Bike
Score

