

**2055 - 3700 NO. 3 ROAD, RICHMOND**  
RETAIL/OFFICE UNIT IN YAOHAN CENTRE

**FOR  
SALE**



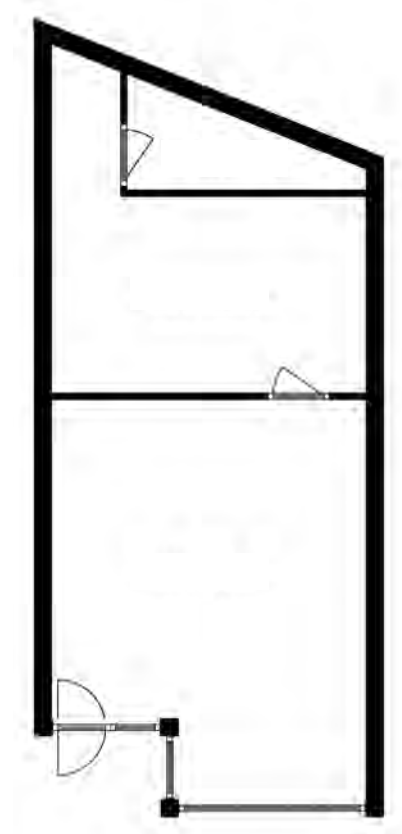
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## Retail Unit at Yaohan Centre

+/- 489 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/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.



# Salient Facts



## SIZE

± 489 SQFT



## ZONING

CA



## PROPERTY TAXES

\$3,248.35 (2023)



## STRATA FEES

\$723.06 per month



## PID

018-151-272

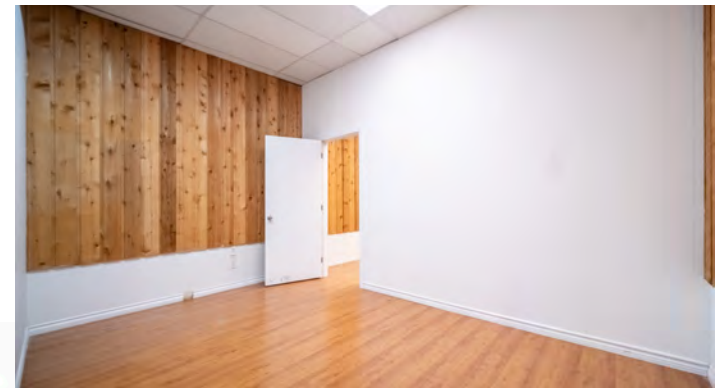
## LEGAL DESCRIPTION

STRATA LOT 60, BLOCK 5N, PLAN LMS762, SECTION 28, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, 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

\$422,000



### Restaurants + Cafes

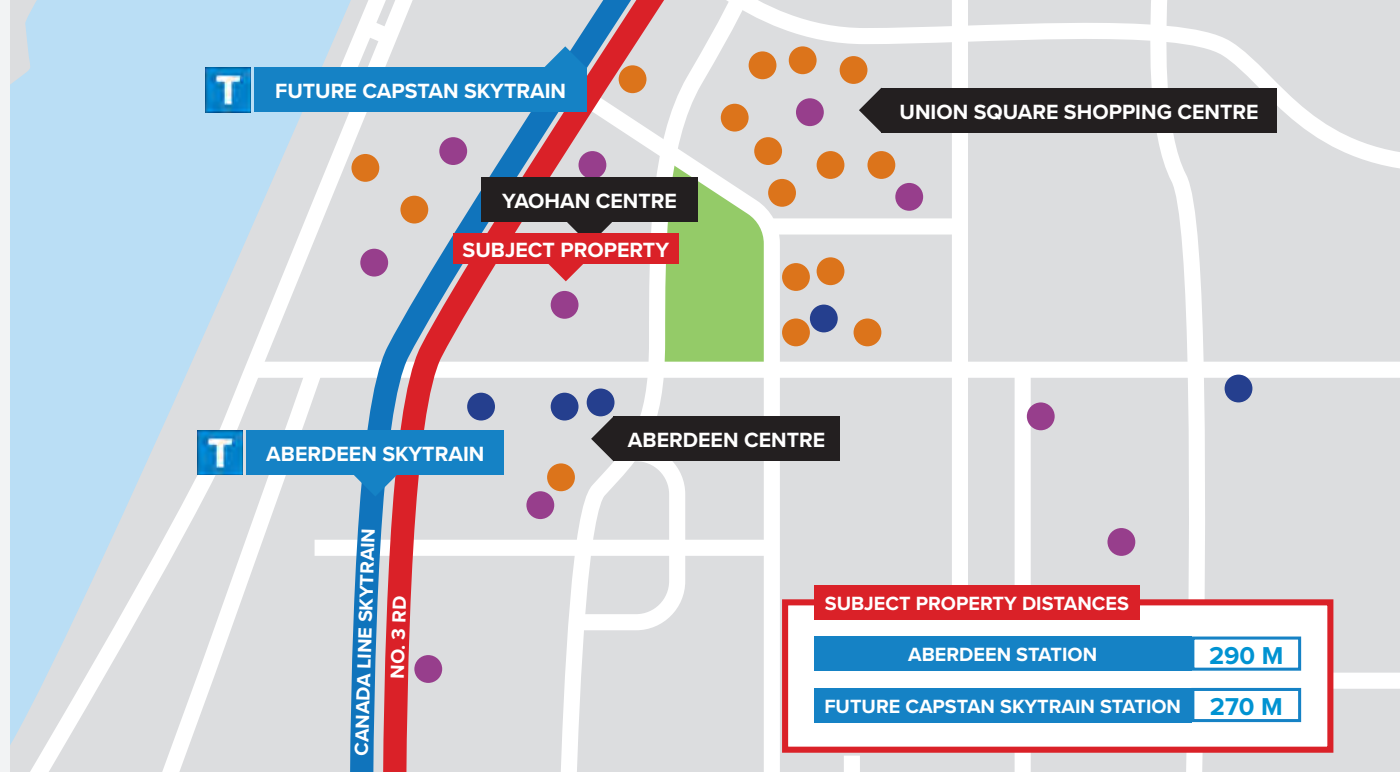
- + Dairy Queen
- + BlackBall Taiwanese Dessert
- + Bubble World
- + Chase Tea
- + Chirpy Hut Fried Chicken
- + CoCo Fresh Tea & Juice
- + Dinesty Dumpling House
- + Grandma Liu Hotpot
- + Machi Machi
- + Pho 37
- + Richmond Ninkazu
- + SURA Korean BBQ
- + Sushi House
- + The Captain's Boil
- + The Meat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

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.

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.

**75**  
Transit  
Score



**81**  
Bike  
Score



**FOR MORE  
INFORMATION  
CONTACT**

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