DAYCARE, RICHMOND

PRE-CONSTRUCTION CHILDCARE BUSINESS

BUSINESS **SALE**



WILLIAM | WRIGHT

IMRAN LADAK
imran.ladak@williamwright.ca
Mobile: 778.966.9200 | Office: 604.428.5255



Pre-construction Childcare Business in Richmond

The Opportunity

William Wright Commercial is pleased to present the opportunity to acquire a pre-construction childcare business in Richmond. The seller has secured a long-term lease with no demolition clause, and has advanced the project through floor planning, the building permit process and been granted preliminary health authority tentative approval. Contact the listing agent for an NDA.

- Tentative Vancouver Coastal Health approval
- 10-year lease plus 2 x 5-year renewal options
- Approx. 7,800 SF, no demolition clause
- Floorplans paid for; building permit in process

Salient Facts

SIZE
± 7,800 SQFT

PLANNED CAPACITY
96 Spaces

ZONING
Childcare Permitted

LEASE TERM
10 Years

RENEWAL OPTIONS
2 x 5 Years

DEMOLITION CLAUSE
None

HEALTH AUTHORITY
Tentative Approval Received

BUILDING PERMIT
In Progress

LEASE RATES & SALE PRICE
NDA Required, Contact Listing Agent for More Information

Location & Transit

Located in a well-established Richmond area with convenient access to major transportation routes, surrounding amenities and a strong residential base. The property offers excellent accessibility and visibility within a established community.



Important: Capacity is based on current plans and remains subject to Vancouver Coastal Health licensing and issuance of the building permit. The purchaser should independently verify zoning, permitted use, lease terms, rents, licensing requirements, construction costs and timelines, and all municipal requirements.

E.&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or liability, consequential or direct, for the recipient's reliance upon the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or clients exclude unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and its listing client and/or clients. © 2026 William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc.
#1340-605 Robson Street, Vancouver
T 604.428.5255 | F 604.428.5254
williamwright.ca

FOR MORE INFORMATION CONTACT

IMRAN LADAK
imran.ladak@williamwright.ca
Mobile: 778.966.9200 | Office: 604.428.5255

williamwright.ca

Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

Fraser Valley Office
180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Nanaimo Office
205-335 Wesley Street
Nanaimo, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
101-147 Victoria Street
Kamloops, BC
236.425.1617

WILLIAM | WRIGHT

William Wright Commercial Real Estate Services
1340-605 Robson Street
Vancouver, BC V6B 5J3
Office: 604.428.5255
Fax: 604.428.5254
williamwright.ca

Confidentiality and Non-Disclosure Agreement

THIS AGREEMENT dated effective _____, 20___.

BETWEEN:

- William Wright Commercial

(the "**Disclosing Party**");

AND:

- _____

(the "**Receiving Party**");

BACKGROUND FACTS:

A. The Disclosing Party and the Receiving Party (each a "**Party**" or collectively the "**Parties**") desire to enter into discussions for the purposes of the possible acquisition of those certain lands and assets located at _____ (the "**Property**" or "**Properties**"), which may result in the culmination of formal binding agreement(s) between the Parties and/or related parties (the "**Purpose**").

B. In the course of their discussions, negotiations and due diligence regarding the Purpose, the Disclosing Party may disclose information to the Receiving Party that is of a confidential and proprietary nature, solely for the purpose of the Recipient's internal evaluation of the feasibility and desirability of the Purpose. The Disclosing Party wishes to protect the confidentiality of such information and prevent the intended or unintended disclosure of same.

C. In view of the foregoing, the Parties recognize that it is reasonable and necessary for the Parties to enter into this agreement.

In consideration of the Disclosing Party agreeing to provide the Receiving Party with confidential information relating to the Property, the Receiving Party acknowledges and agrees as follows:

1. To treat confidentially such information and any other information that the Disclosing Party or its advisors furnish to the Receiving Party, whether furnished before or after the date of this Agreement, whether furnished orally or in writing or gathered by inspection, and regardless of whether specifically identified as "confidential" (collectively, the "**Evaluation Material**").
2. That the term "person" as used in this Agreement will be broadly interpreted to include, without limitation, any corporation, company, partnership or individual.
3. Not to use any of the Evaluation Material for any purpose other than the Purpose.
4. Without limiting the generality of the foregoing, that the Evaluation Material will not be used in any way detrimental to the Property, the owner of the Property (the "**Owner**"), or the Disclosing Party, and that such information will be kept confidential by the Receiving Party, its directors, officers, employees and representatives (collectively, "**Personnel**"). The Receiving Party will inform all Personnel of the confidential nature of the Evaluation Materials, and will direct them to treat the Evaluation Material confidentially and otherwise in accordance with this Agreement.
5. That the Evaluation Material contains brief, selected information pertaining to the Property, and has been prepared by the Disclosing Party, its agents, and/or the Owner (collectively, the "**Seller Parties**"), primarily from information supplied by the Owner. It does not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. None of the Seller Parties make any representations or warranties, express or implied, as to the accuracy or completeness of the Evaluation Material, and no legal liability is assumed or to be implied with respect thereto.
6. That if, at any time, the Receiving Party considers a transaction that would involve participation directly or indirectly by a third party, the Receiving Party agrees to obtain from such third party, a confidentiality agreement in a form satisfactory to the Disclosing Party prior to disclosure to such party of any Evaluation Material.
7. That the Receiving Party and its Personnel will not, without the prior written consent of the Disclosing Party, disclose to any person either the fact that discussions or negotiations are taking place concerning a possible transaction between the Disclosing Party, the Owner, and the Receiving Party, nor disclose any of the terms, conditions or other facts with respect to any such possible transactions, including the status thereof.

William Wright Commercial Real Estate Services
1340-605 Robson Street
Vancouver, BC V6B 5J3
Office: 604.428.5255
Fax: 604.428.5254
williamwright.ca

8. To direct its Personnel not to disclose to anyone that discussions or negotiations are taking place between the Disclosing Party and/or its agents, and the Receiving Party, or further provide any information in relation to any of the terms, conditions or other acts related to any possible transaction(s) in respect of the Property, including the status of said transaction.
9. That at any time, at the request of the Disclosing Party, the Receiving Party will promptly return all Evaluation Material without retaining any copy thereof or any notes relating thereto. The Receiving Party will certify as to the return of all Evaluation Material and related notes.
10. That, in the event the Receiving Party is required by law, or otherwise receives a request to disclose any of the Evaluation Material, the Receiving Party will provide the Disclosing Party with prompt notice of such requirement or request so that the Disclosing Party may seek an appropriate protective order and/or waive compliance with the provisions of this Agreement.
11. This Agreement will be binding upon and ensure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.
12. That the Receiving Party is financially qualified to purchase the Property, and seriously intends to evaluate the opportunity to purchase the Property.

DATED AT _____, this:_____ day of: _____, 20___.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement as of the date first written above.

- _____

Per:

_____
Authorized Signatory

Per:

_____
Authorized Signatory

- _____

Per:

_____
Authorized Signatory

Per:

_____
Authorized Signatory