

# FOR SALE

220 8600 Cambie Rd,  
Richmond, BC

- Strata Walk Up Office
- Size: 1,160 SF
- Ceiling Height: 9'
- Fully Renovated | Move-in Ready

## Billy Yang

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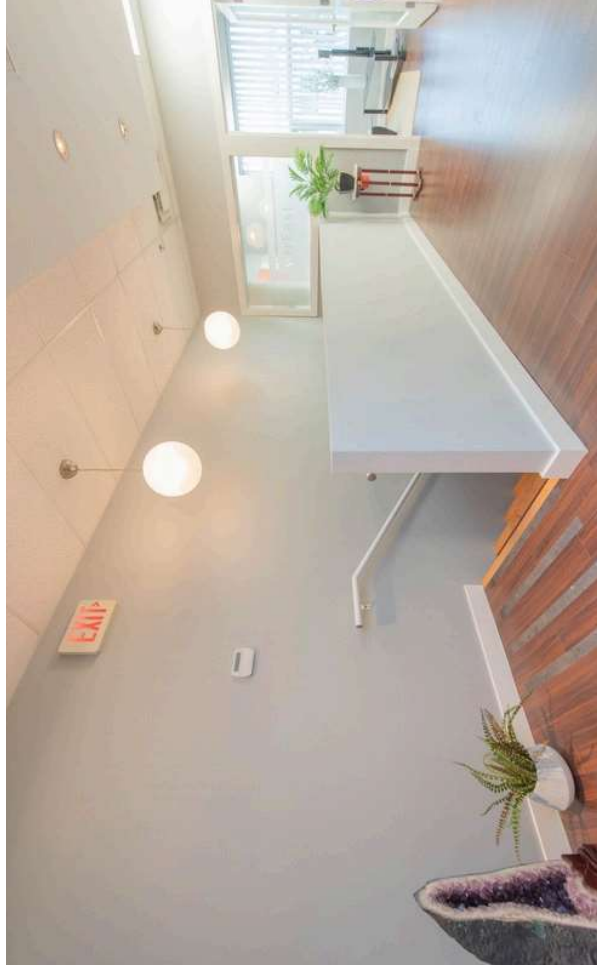
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\*Personal Real Estate Corporation



**8600 | CAMBIE ROAD, #220  
RICHMOND BC**

[www.rlpcommercialvancouver.com](http://www.rlpcommercialvancouver.com)



## OPPORTUNITY

The property is improved with a multi-phase business park consisting of two-storey, stratified, mixed-use retail/office buildings containing a total of 107 strata units constructed circa 2004-2007. Surrounding by Major Shopping Centers, Transit Oriented Area, Skytrain Station, Bus Loop, Restaurants, Banks etc. major retails. Easy access to Hwy91/99, Knight Bridge, YVR Airport. The buildings have been constructed using structural steel frames with a mix of reinforced concrete, concrete block and precast concrete wall panels.

The City of Richmond Official Community Plan designates the General Land use for the property as General Urban T4 (25m) within the Aberdeen Village and within the City Centre Area Plan. The intent of this designation is to establish predominantly medium-density buildings of 4 storeys or less. Permitted land uses include light industrial, office, education, hotel, retail trade & services, restaurant, institutional, and other non-residential uses.

## PROPERTY DETAILS

Address	220 8600 Cambie Rd, Richmond, BC
Strata Plan	BCS839
PID	026-242-796
Zoning	ZI7 - Industrial Business Park Limited Retail
Strata Lot	42
Year Built	2005
Size	1,160 SF
Construction	2 Storey Steel Frame
Property Taxes	\$ 5,538.43
Price	Contact Listing Agent



# PROPERTY HIGHLIGHTS



## Location

Easy access to Aberdeen Center, Restaurants, Banks, Skytrain Station, Hwy91/99, Knight Bridge, and YVR Airport.



## Power

3 Phase - 200 AMP



## Ceiling Height

9 FT



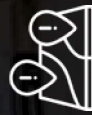
## Onsite Parking

3 Dedicated Onsite Parking Spots with additional visitor parking lot



## Features

Skylight window, fully renovated floor, A/C kitchenette, washrooms etc.



## Zoning

Z17- Industrial Business Park Limited Retail  
Aberdeen Village ( City Centre )



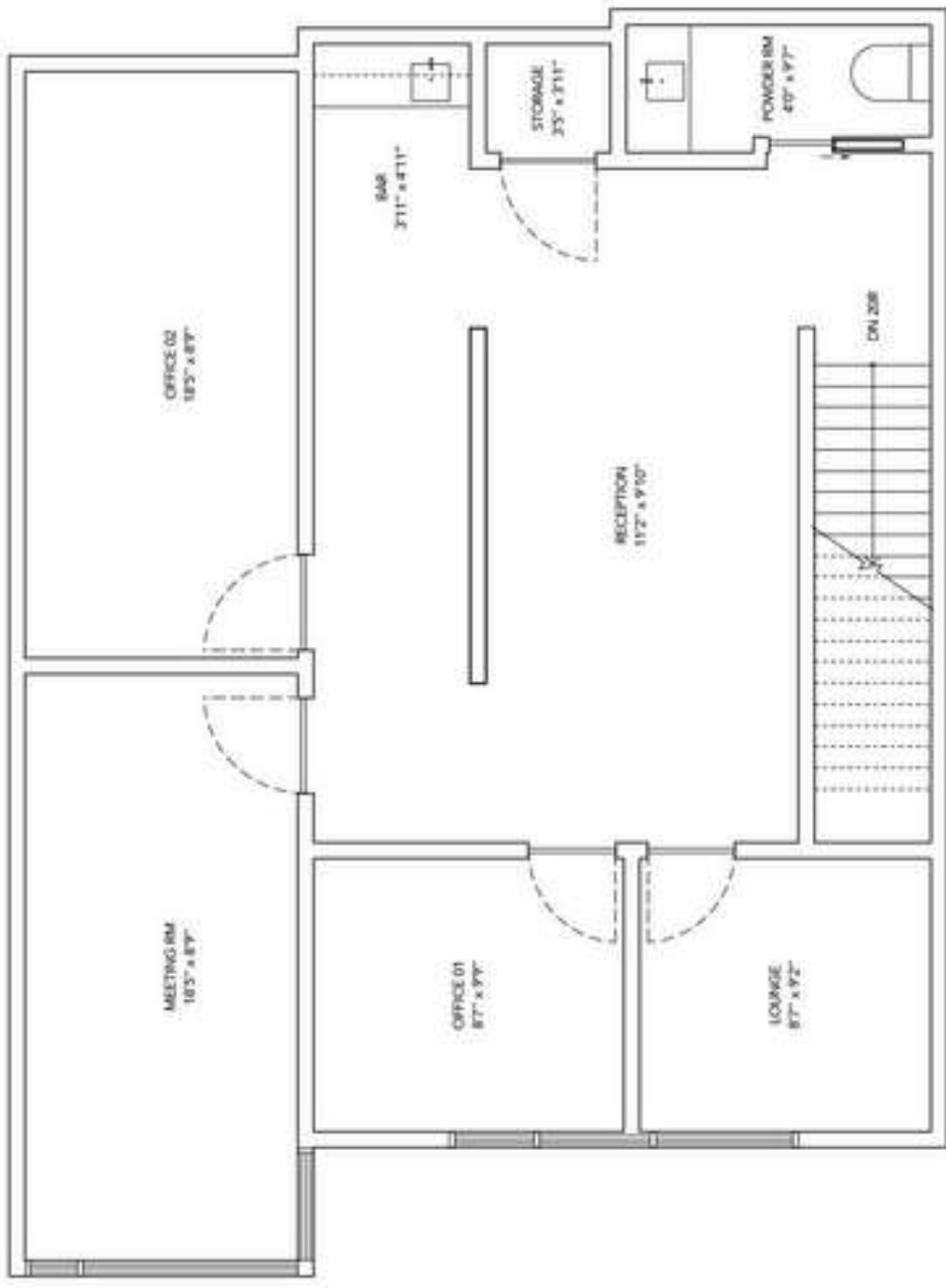
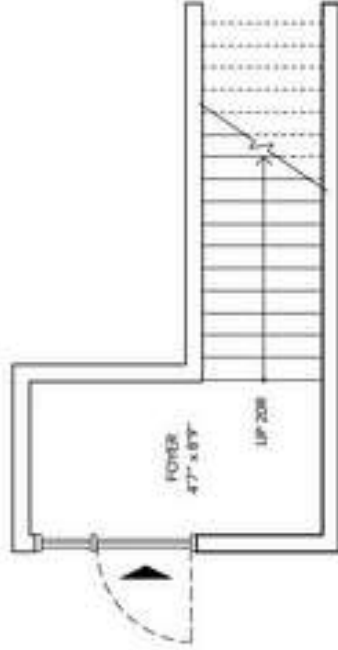
# FLOOR PLANS

220-8600 CAMBIR ROAD,  
RICHMOND, BC V6X 4J8

## GROUND FLOOR

FOYER 47' x 8'7"  
UPPER LEVEL 1279 S.F.P.

TOTAL AREA 1160.34 S.F.



The area calculation will be done in accordance with BCMA, 2019 Industrial standard (ANSI/BOMA Z65.2-2019).

# EXTERIOR PHOTOS





# INTERIOR PHOTOS

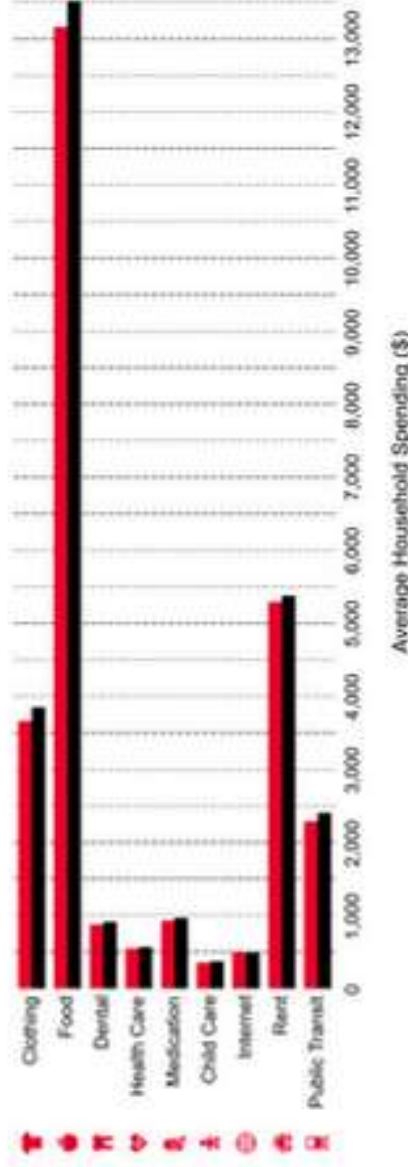


# DEMOGRAPHICS & SPENDING

5 Min Drive

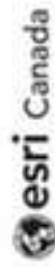
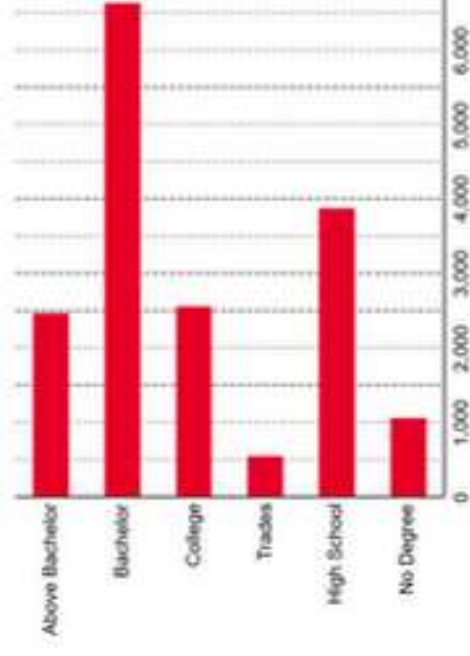


## HOUSEHOLD SPENDING



Bars show comparison to: **VIX (Richmond, BC)**

## EDUCATIONAL ATTAINMENT



Source: This infographic contains data provided by Esri/Environics (2024). [Source: Environics Analytics 2024](#), based on data collected by Statistics Canada for the current Canadian Census.

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# ZONING & PERMITTED USE

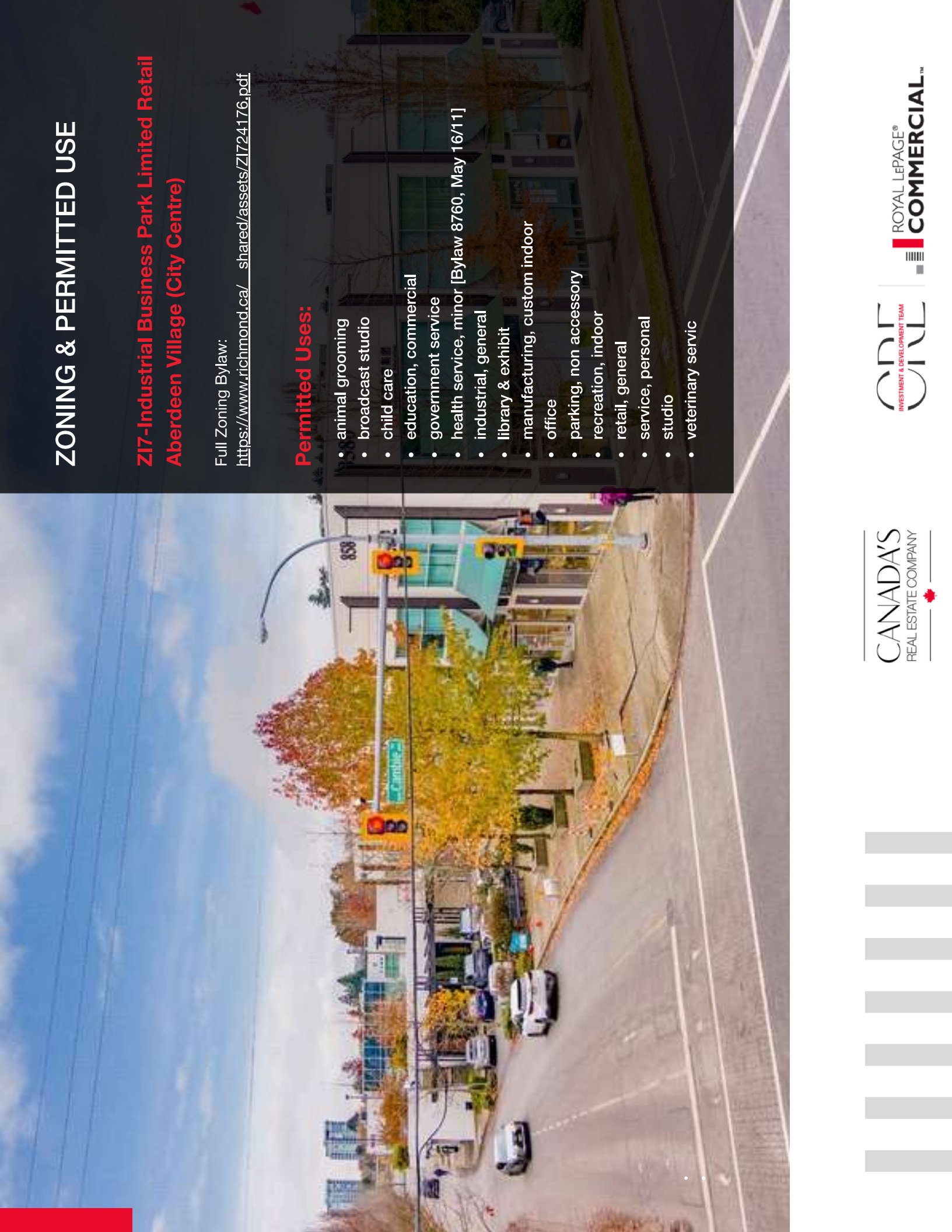
## ZI7-Industrial Business Park Limited Retail Aberdeen Village (City Centre)

Full Zoning Bylaw:

<https://www.richmond.ca/shared/assets/ZI724176.pdf>

### Permitted Uses:

- animal grooming
- broadcast studio
- child care
- education, commercial
- government service
- health service, minor [Bylaw 8760, May 16/11]
- industrial, general
- library & exhibit
- manufacturing, custom indoor
- office
- parking, non accessory
- recreation, indoor
- retail, general
- service, personal
- studio
- veterinary servic





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