



FOR SALE

PRIME RETAIL OWNERSHIP

ABERDEEN SQUARE

2350 - 4000 No. 3 Road
Richmond, BC

355 SQ. FT.

ASKING \$398,000

FREEHOLD STRATA • ZC27



JACKY CHOU PREC*

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SHOWING BY APPOINTMENT ONLY

Please contact the listing REALTOR® to arrange a private viewing.
DO NOT DISTURB STAFF.

LATITUDE
REALTY

Property Information

PROPERTY FOR SALE



ASKING PRICE \$398,000

FLOOR AREA 355 sq. ft.

PROPERTY TYPE Retail

BUILDING Aberdeen Square

YEAR BUILT 2013

ZONING ZC27

OWNERSHIP Freehold Strata

STRATA FEE \$449.52 / month

2026 PROPERTY TAX \$3,545.68

MLS® C8081127

CURRENT STATUS Owner-Occupied

Ownership & Investment Highlights

PROPERTY FOR SALE

01 STRATEGIC LOCATION

Positioned in Aberdeen Square along Richmond's established No. 3 Road commercial corridor.

02 TRANSIT CONNECTIVITY

Direct access to Aberdeen Canada Line Station and convenient connection to Aberdeen Centre.

03 VISIBLE STOREFRONT

Second-floor, see-through storefront facing No. 3 Road within an active commercial setting.

04 FREEHOLD OWNERSHIP

An opportunity for an owner-user to control its premises and build long-term property value.

05 VERSATILE IMPROVEMENTS

Hardwood flooring, air conditioning, and an existing water supply with sink.

06 EFFICIENT FORMAT

A compact 355 sq. ft. footprint suited to professional, service and select retail uses.



SECOND-FLOOR STOREFRONT • NO. 3 ROAD EXPOSURE



ABERDEEN CANADA LINE STATION

Rapid transit access at the building

2350 - 4000 NO. 3 ROAD

An opportunity to acquire a 355 sq. ft. freehold commercial strata unit in Aberdeen Square, a prominent mixed-use development along Richmond's No. 3 Road corridor.

The property is located on the second floor and features a transparent storefront facing No. 3 Road. Its direct transit connection and proximity to Aberdeen Centre provide convenient access for owners, employees and visitors.

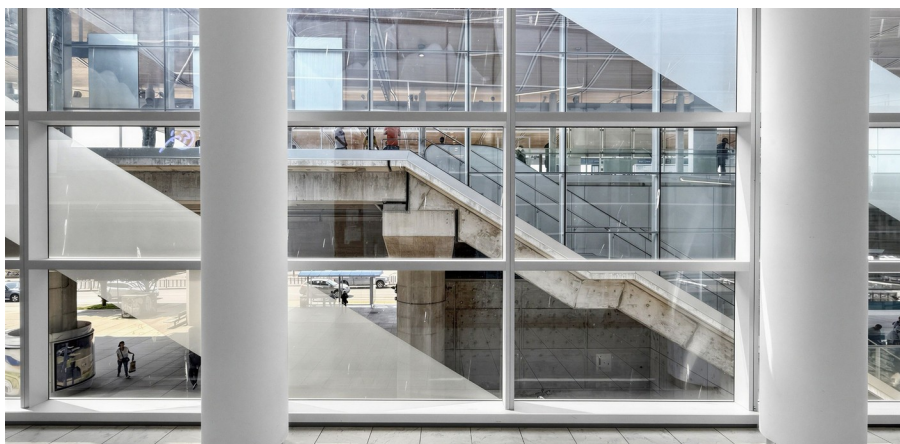
Currently owner-occupied, the unit offers an efficient footprint for retail, office, and select professional services, subject to zoning, strata bylaws and applicable approvals.

LOCATION ADVANTAGES

- Direct Canada Line connection
- Adjacent to Aberdeen Centre
- No. 3 Road commercial corridor
- Convenient access to Vancouver International Airport

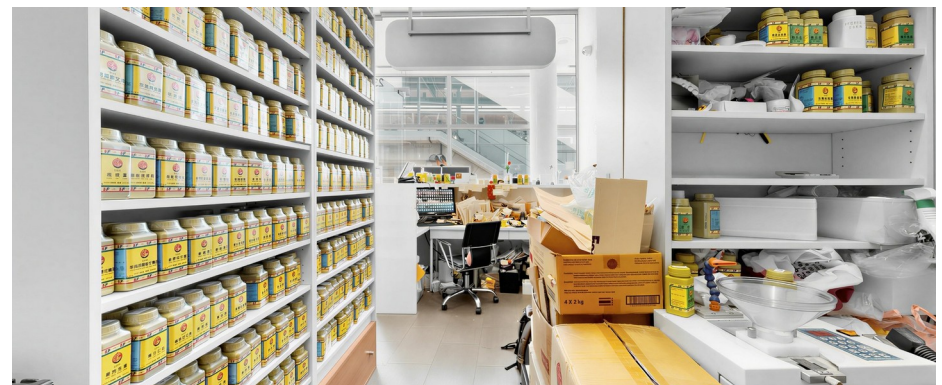
Building, Access & Exposure

PROPERTY GALLERY



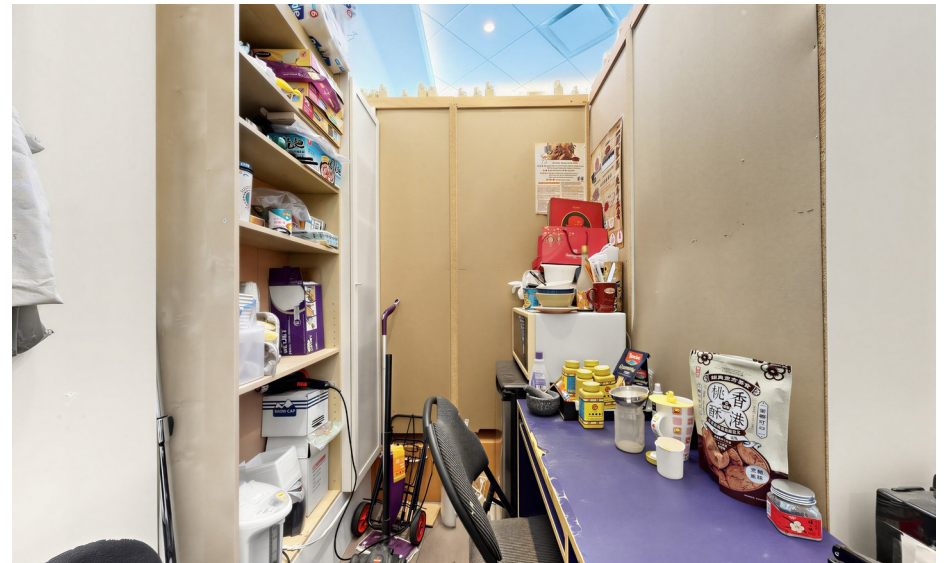
Efficient Retail / Office Interior

PROPERTY GALLERY



Existing Improvements & Flexible Rooms

PROPERTY GALLERY





A COMPACT COMMERCIAL OWNERSHIP OPPORTUNITY IN ABERDEEN SQUARE

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This offering relates solely to the commercial strata property. The existing business, business name, goodwill, inventory, equipment, client information and operating results are not included unless otherwise agreed in writing. All measurements, fees and property information are approximate and should be independently verified by the purchaser. Potential uses are subject to zoning, strata bylaws and applicable governmental approvals.