

\$140,049 - 7810 Alderbridge Way, Richmond

MLS® #C8070431

\$140,049

0 Bedroom, 0.00 Bathroom,
Retail

N/A, Richmond, British Columbia

*Showing by appointment only, do not disturb staff. * Rarely available warehouse in the heart of the city center. Leasing this 7,002.49 sq ft warehouse with a 24-foot ceiling, located at 7800 Alderbridge Way, which features light industrial zoning. An exceptional location that combines prime accessibility with a vibrant community. The property benefits from its proximity to major transportation arteries, allowing for a variety of businesses. With easy access to Highways 99 and 91 and well-connected transportation networks, this location provides convenient access to the broader Metro Vancouver area. Furthermore, the surrounding area offers a diverse range of amenities, including shopping centers, restaurants, and recreational facilities, ensuring that employees and visitors have access to everything they need within reach. Zoning IR1 allows for manufacturing, recreation, restaurants, vehicle sales, storage, and more. Please contact us for a private viewing. (id:6289)



12.4

Industrial Retail (IR1, IR2)

12.4.1

Purpose

The zone provides for a range of general industrial uses, stand-alone offices and a limited range of retail uses, with a few other compatible uses (IR1). Another sub-zone exists that would be used for rezoning applications in order to implement the City Centre Area Plan (IR2).

12.4.2

Permitted Uses

- auction, minor
- building or garden supply
- child care
- commercial storage [Bylaw 8684, Jan 17/11]
- commercial vehicle parking and storage [Bylaw 8582, Apr. 19/10]
- contractor service
- education, commercial
- equipment, minor
- emergency service
- government service
- greenhouse & plant nursery
- health service, minor [Bylaw 8760, May 16/11]
- industrial, general
- industrial, manufacturing [Bylaw 10181, Feb 16/21]
- industrial, warehouse [Bylaw 10181, Feb 16/21]
- library and exhibit
- manufacturing, custom indoor
- microbrewery, winery and distillery [Bylaw 10181, Feb 16/21]
- office
- [Bylaw 8582, Apr. 19/10]
- parking, non-accessory [Bylaw 9490, Mar 21/16]
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- restaurant, drive-through
- retail, second hand
- retail, showroom [Bylaw 10181, Feb 16/21]
- service, business support
- studio
- utility, minor
- vehicle body repair or paint shop
- vehicle repair
- warehouse sales

12.4.3

A. Secondary Uses

- residential security/operator unit

12.4.3

B. Additional Uses

- hotel
- microbrewery, winery and distillery [Bylaw 10022, Jul 27/20]
- religious assembly
- retail, general
- vehicle sale/rental [Bylaw 9670, Feb 25/19]

Built in 1971

Essential Information

Listing #	C8070431
Price	\$140,049
Bathrooms	0.00
Year Built	1971
Type	Retail

Community Information

Address	7810 Alderbridge Way
Subdivision	N/A
City	Richmond
Province	British Columbia
Postal Code	V6X2A5

Listing Details

Listing Office Grand Central Realty



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