

For Sale

3779 Sexsmith Rd., Richmond



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For Sale – 3779 Sexsmith Rd., Richmond

Name of Shopping Centre : Continental Plaza 置地廣場

A high traffic shopping centre conveniently located on Cambie Road between No.3 Road and Garden City Road with close proximity to renowned Aberdeen Centre, new Canada Line Aberdeen Station on No. 3 Road and President Plaza. The shopping centre is well designed with various types of retail and services with great street exposure. The centre provides ample parking for shoppers.



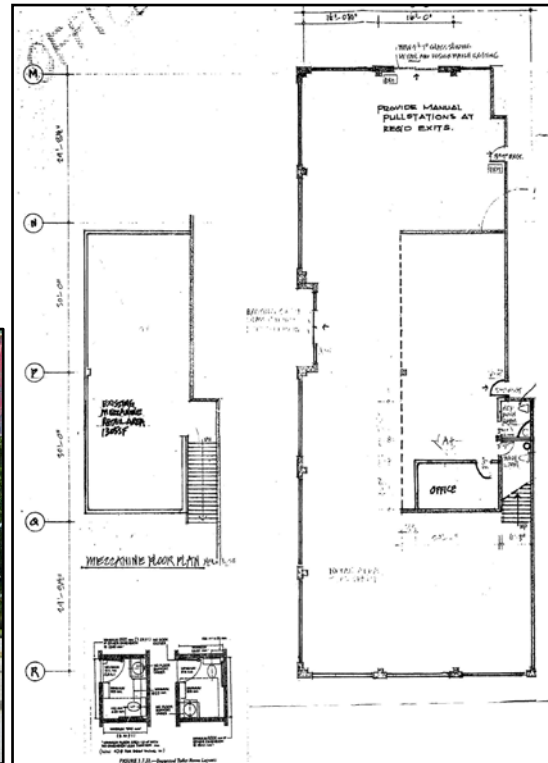
The Subject Property

Located in the Southwest corner of the shopping centre. This large retail space consolidates six (6) strata units into one open floor area with a total of 6,981 sq. ft. including 1,365 sq. ft. Mezzanine floor for retail or office. Double height ceiling other than the Mezzanine area. The space is surrounded by window wall on 3 sides enabling the best exposure to the shoppers and traffic. The shopping centre is professionally managed and the space is fully air-conditioned. C6 commercial zoning allowing a wide range of business uses subject to Strata' approval. All measurements are approximate.

6 Strata Units :	#2188, 2191, 2192, 2193, 2195 and 2198
Area	Main Floor : 5,616 sq. ft. Mezzanine Floor : <u>1,365 sq. ft.</u> Total : <u>6,981 sq. ft.</u>
Zoning	C6
Potential Use	Financial Institute Retail Outlet Retail Trade & Services Food Catering Establishment Recreation Facility Etc. (Ref : City of Richmond Zoning Bylaws C-6)

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Parking	Ample customers parking
Property Tax	\$42,161.90 per annum for 6 units (2009)
Strata Fee	\$3,040.96 per month for 6 units
Asking Price	\$3,500,000



Sales Agent : Sidney Hui 許捷利

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