

# FOR SALE

No. 3 Road & Westminster Highway, Richmond, BC

## *three west centre*



Retail Investment Opportunity

For more information, please contact:

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## LOCATION

Three West Centre is located on the Southwest corner of No.3 Road and Westminster Highway in the heart of Richmond's retail corridor and is surrounded by major large format tenants, as well as many restaurants and hotels. Some of the most notable hotels being the Four Points Sheraton, The Marriott and The Hilton.

There is a major transit exchange loop and Canada Line SkyTrain station only minutes away, accommodating transit goers from all of the surrounding areas and travelling to and from Downtown Vancouver.

## DESCRIPTION

The Subject Property, built in 1993, is an 11,915 square foot strata retail fully leased by a single tenant. The property is located on the second floor of a mixed-used development, featuring retail units on the first and second floors, and residential condominiums above.

## TENANT PROFILE

Kirin Seafood Restaurant - Established in 1987 Kirin Seafood Restaurants have grown to a total of five locations throughout the Lower Mainland. They maintain two locations in Vancouver, one in Langley, one located at Three West Centre in Richmond and one in the Starlight Casino in New Westminister. The Three West Centre Richmond Location is their most profitable restaurant.

## ZONING

C-7 Downtown Commercial District

## CIVIC ADDRESS

#200 – 7900 Westminster Hwy, Richmond, BC



## LEGAL ADDRESSES

Strata Lot 17, Section 8, Block 4 North, Range 6 West, New Westminister District, Strata Plan LMS 3045, Together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on form 1

## TOTAL AREA

11,915 sq.ft.

## LIST PRICE

~~\$5,980,000~~ Reduced \$5,688,000

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