

8900 River Road

Legal Description: PL 15255 LT 1 BLK 5N LD 36 RNG 6W Section 21, 22

PID: 010-083-561

Zoning: Light Industrial

Lot Size: 9,583 sq.ft.

Taxes: \$10,931.36 (2013)

Listed at \$1,400,000

8980 River Road

Legal Description: PL 15255 LT 2 BLK 5N LD 36 RNG 6W Section 21, 22

PID: 004-147-553

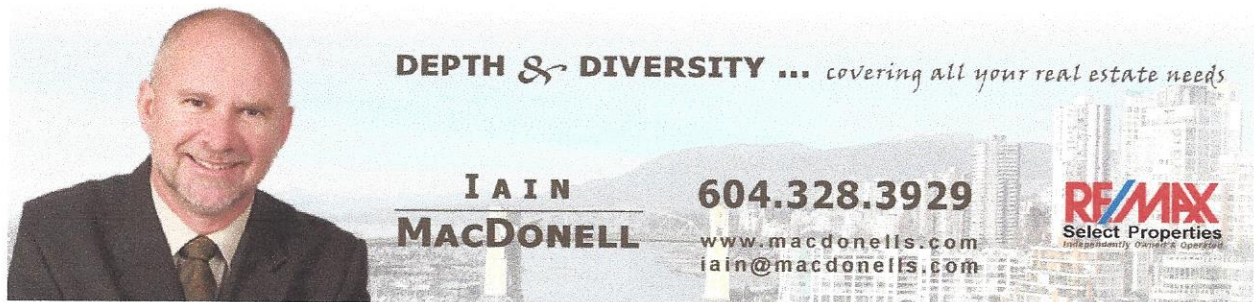
Zoning: Light Industrial

Lot Size: 92.8' x irreg, 6,838 sq.ft.

Taxes: \$7,265.47 (2013)

Listed at \$1,000,000

8900 River Road and 8980 River Road can be sold together. Total square footage of both properties is 16,422 sq.ft. In talking with the City of Richmond Planning Department, there is a possible F.A.R. of 2 which would give a total buildable of 32,844 sq.ft. Both are mainly land value although the buildings are quite solid and useable. This site would be suitable for a four-story office building and/or a retail outlet.



DEPTH & DIVERSITY ... *covering all your real estate needs*

I A I N
MACDONELL

604.328.3929
www.macdonells.com
iain@macdonells.com

RE/MAX
Select Properties
Intelligently Owned & Operated

The advertisement features a portrait of Iain MacDonell on the left. The background is a collage of various real estate listings and maps. The text is arranged in a clean, professional layout with a mix of bold and italicized fonts.

Also available is 8991 River Road

Legal Description: PL 7684 BLK 5N LD 36 SEC 21 RNG 6W PARCEL 5 EX PL 7684 & SEC 22

PID: 004-093-216

Zoning: Light Industrial

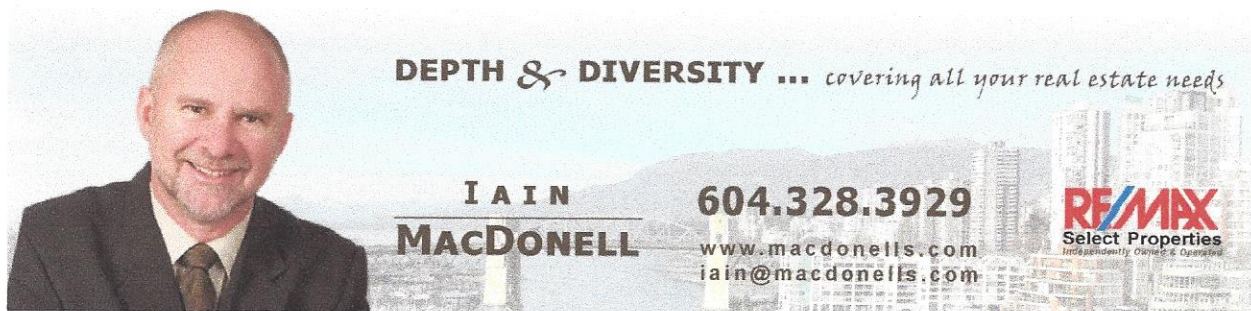
Lot Size: Land area 8,579 sq.ft., water lot area 50,027 sq.ft. and fill area 2,351 sq.ft.

Total land, water lot and fill area is 60,957 sq.ft.

Taxes: \$8,177,91 (2013)

Listed at \$3,200,000.

This is a waterfront property across the street from 8900 River Road and 8980 River Road. There is a possibility that all three properties can be combined. This would make for an excellent waterfront hotel development site.



DEPTH & DIVERSITY ... *covering all your real estate needs*

I A I N
MACDONELL

604.328.3929
www.macdonells.com
iain@macdonells.com

RE/MAX
Select Properties
Independently Owned & Operated

The advertisement features a portrait of Iain MacDonell, a man with a beard and mustache, wearing a suit and tie. The background of the ad shows a cityscape with mountains in the distance. The text is arranged in a professional layout, with the agent's name and contact information prominently displayed.