

■ +/- 47.23 Acres in ALR

■ +/- 5.00 Acres outside ALR

■ Total +/- 52.23 Acres

FOR SALE

20500 Westminster Highway
Richmond, BC



52.23 ACRES OF AGRICULTURAL LAND

ASKING: ~~\$6,400,000~~
\$5,400,000

MANJIT CLAIRE*
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FOR SALE

20500 Westminster Highway, Richmond

LOCATION

The subject is +/- 52.23 acres located at the southwest corner of Westminster Highway and McMillan Way, in the East Richmond area of Richmond, BC. Approximately 47.23 acres is located within the Agricultural Land Reserve (ALR), with the remaining 5 acres falling outside the ALR boundary.

SITE DESCRIPTION

The site is essentially rectangular in shape with a frontage of 322.672 meters (1,059 feet) along Westminster Highway; a west boundary totalling 601.493 meters (1,973 feet); and an east property line of 597.745 meters (1,961 feet). The calculated site area is approximately 52.23 acres.

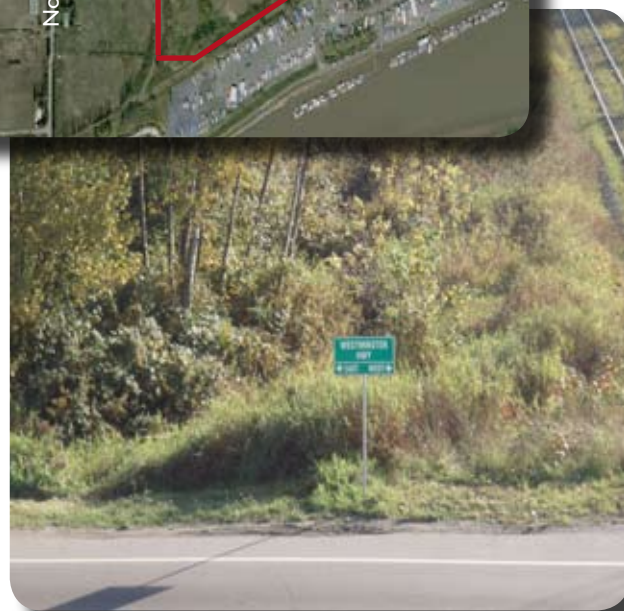
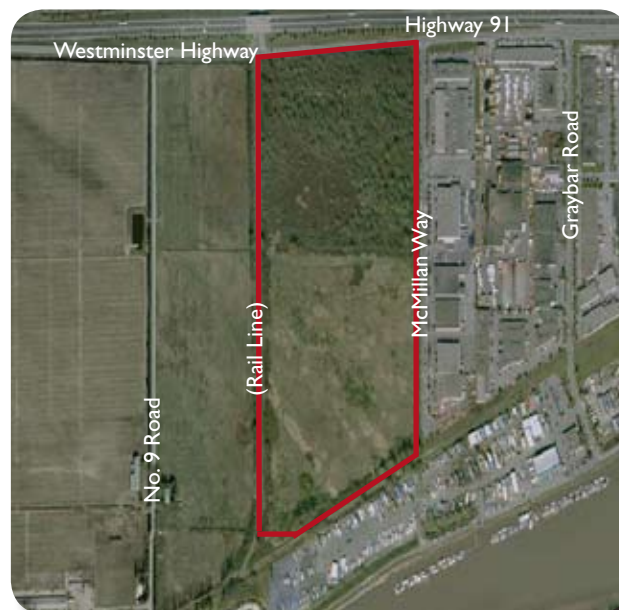
FEATURES

- +/- 52.23 acres
- Zoned AG-1, Agricultural District
- +/- 47.23 acres zoned for agricultural land uses
- Potential for rezoning for industrial uses on +/- 5 acres
- Level site and at grade with the adjacent road and surrounding development.
- Pedestrian and vehicular access provided via Westminster Highway and McMillan Way.
- Close proximity to major transportation routes including Westminster Highway and Highway 91 to the north, and Highway 99 to the west.
- Good overall commercial exposure, especially along Westminster Highway.
- Nearby services include municipal water, domestic sewer, storm water drainage, electricity, natural gas, telephone and television cable.
- Adjacent to industrial area to the east and agricultural area to the west.
- Agricultural OCP (Official Community Plan) designation.

LEGAL DESCRIPTION

Lot 30, Except: Part on Statutory Right of Way Plan NWP88249, Sections 9 & 16, Block 4 North, Range 4 West, New Westminster District, Plan 45249.

PID: 000-911-267



For Further Information, Please Contact:

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