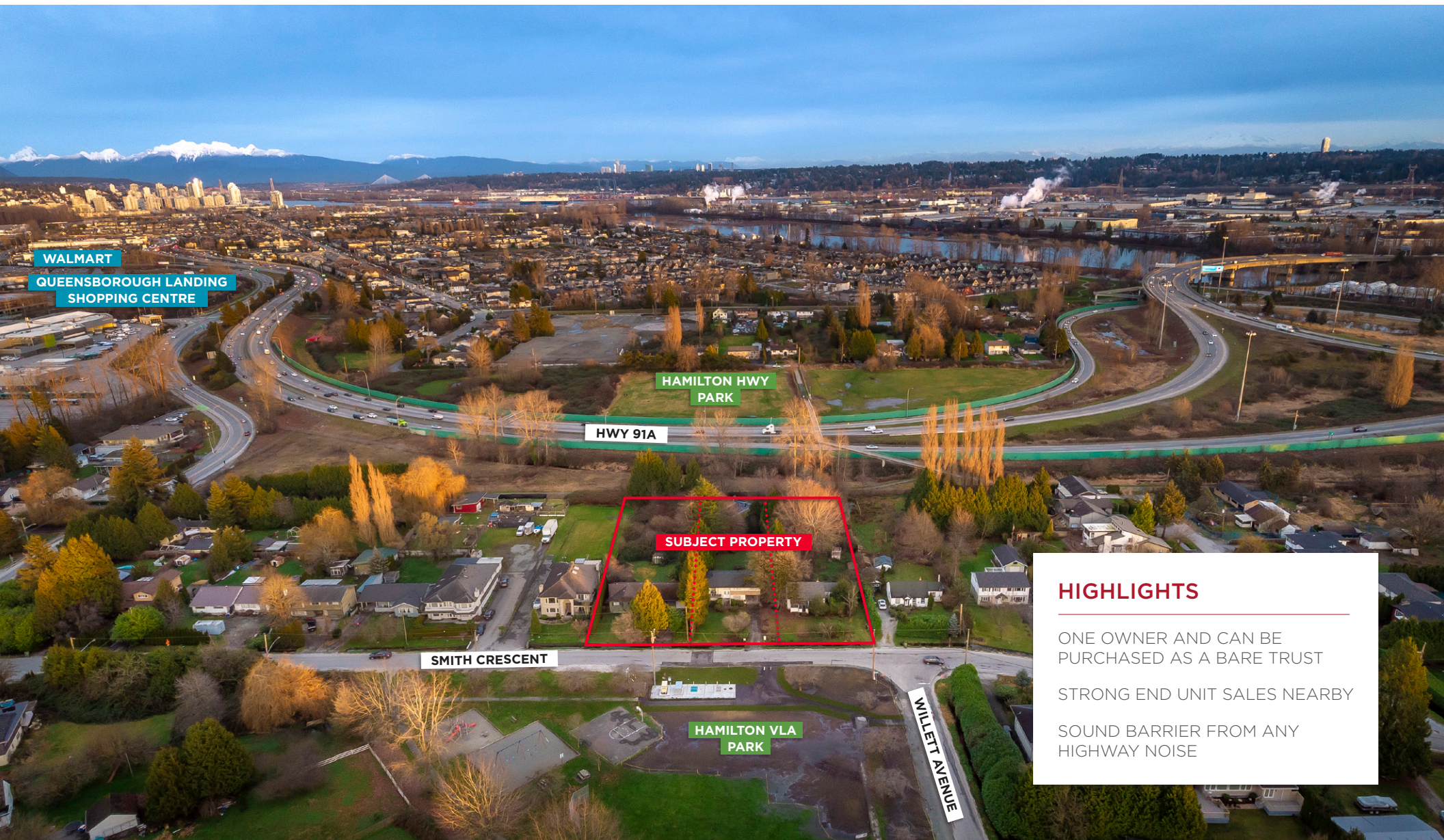


# FOR SALE

TOWNHOUSE DEVELOPMENT SITE OPPORTUNITY

4400 - 4440 SMITH CRESCENT • RICHMOND, BC



WALMART

QUEENSBOROUGH LANDING  
SHOPPING CENTRE

HAMILTON HWY  
PARK

HWY 91A

SUBJECT PROPERTY

SMITH CRESCENT

HAMILTON VLA  
PARK

WILLETT AVENUE

## HIGHLIGHTS

ONE OWNER AND CAN BE  
PURCHASED AS A BARE TRUST

STRONG END UNIT SALES NEARBY

SOUND BARRIER FROM ANY  
HIGHWAY NOISE



OPPORTUNITY

Cushman & Wakefield is pleased to present the opportunity to purchase this 65,997 sf townhouse development in the quaint Hamilton neighbourhood in Richmond. The property has some holding income with previous drawings, 2017 environmental, and city comments are available as part of the due diligence package.



SALIENT DETAILS

Civic Addresses	4400, 4420, and 4440 Smith Crescent
PIDS	001-094-068, 007-554-630, 007-555-903
Total Width	App. 220 Feet
Total Depth	App. 300 Feet
Site Size	65,997 Square Feet
Local Area Plan	Hamilton Area Plan
FSR   Built Fom	.75 FSR   Townhouse
Buildable Area	49,498 Square feet
Zoning	RS1/F
Gross Holding Income	\$96,000 / annual





## LOCATION

This site is located in the Hamilton neighbourhood in Richmond. The future townhouse site faces the VLA Hamilton Park and is only a few blocks from the riverfront in this quiet neighbourhood will make this the ideal location for a family-oriented townhouse development. This hidden gem of a neighbourhood has a plethora of amenities nearby. The map below details just a few of these amenities that are in close proximity. The site also is only a 17 min bus ride from 22nd Street SkyTrain Station in New Westminster which mean you can get downtown Vancouver in 45 minutes via Transit or To Surrey City Centre via transit in 40 minutes.

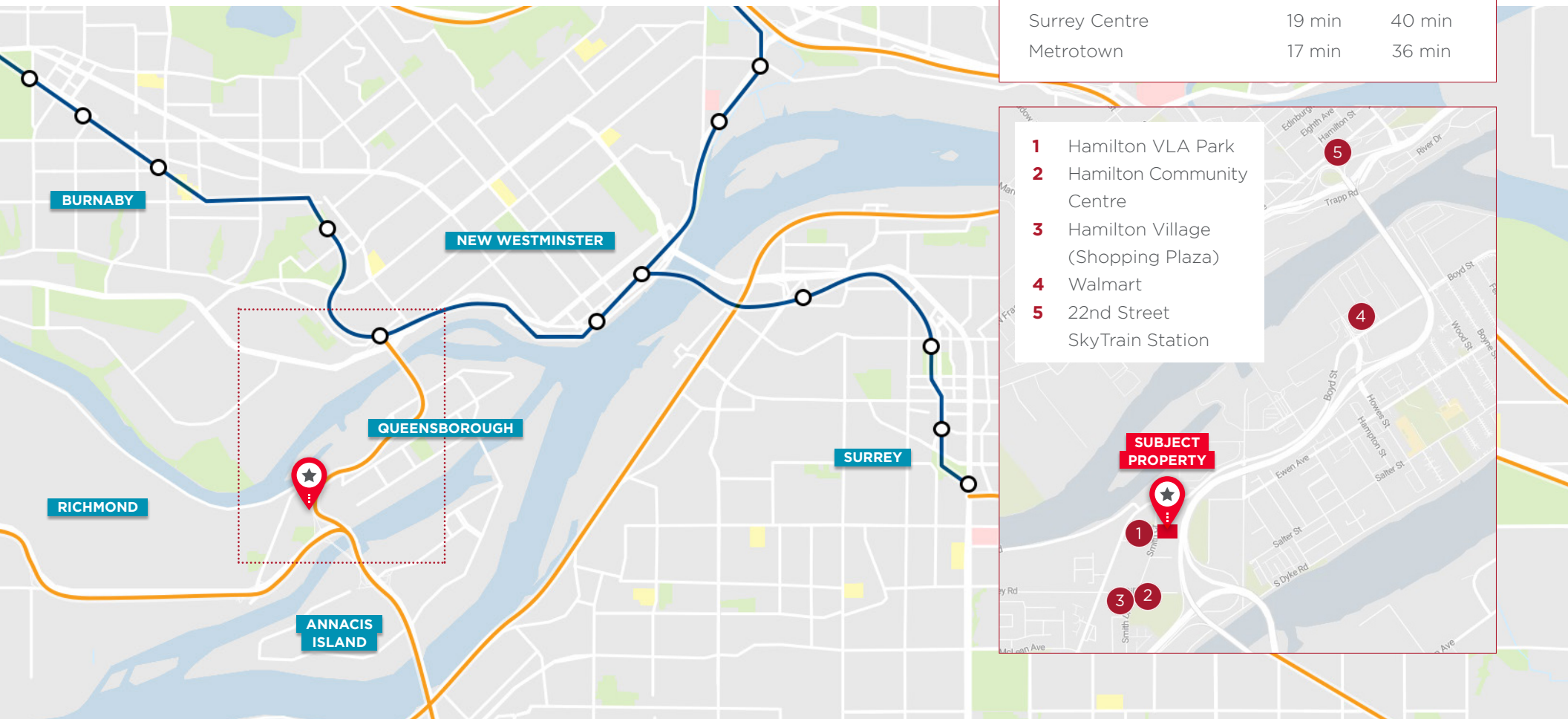




Offers will be presented on a first come first serve basis

\$7,790,000  
\$157 / Buildable

TRAVEL TIME	CAR	TRANSIT
Downtown Vancouver	31 min	45 min
Richmond Centre	17 min	37 min
New Westminster (22nd Street Station)	10 min	19 min
Surrey Centre	19 min	40 min
Metrotown	17 min	36 min



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