

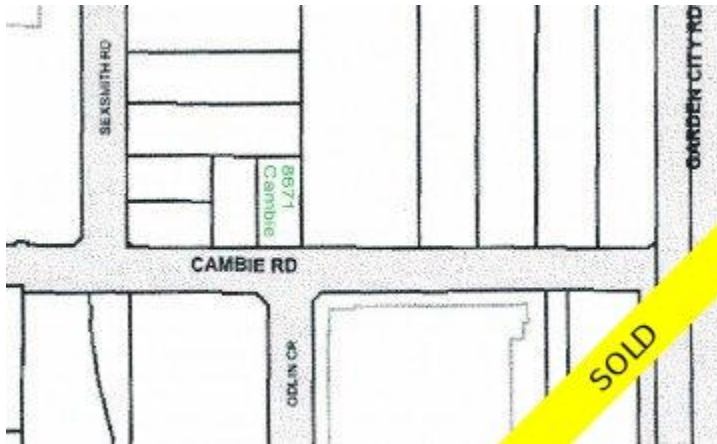


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**RE/MAX Select Properties**  
5487 West Boulevard  
Vancouver, BC  
V6M 3W5

8671 Cambie Road, Richmond, BC, Canada

MLS®# V517047



Property Value	\$799,000
Type	Land Only
Style	Bungalow
Year Built	1960
Taxes	\$1,602.00
Living Area	950 sq.ft.
Lot Frontage	66 ft
Lot Depth	132 ft
Lot Size Area	8,712 sq.ft.
Bedrooms	2
Bathroom	1 full
Maintenance Fee	\$0.00

## Description

LOCATION ... LOCATION ... LOCATION in downtown RICHMOND. Massive 66X132 R1F building lot right smack on Cambie Road two blocks from Aberdeen Center in HOT Richmond, BC, Canada.

R1F allows you to build a max floor area of .55 of lot size. This means you can build a massive 4791 sq.ft. home just two blocks from Aberdeen Center! Aberdeen Center is the largest Asian Shopping Center in North America. This building lot is only two blocks from No 3 Road and the new LRT metro line currently under construction. This location is PRIME!! Buy now and get a large prime lot in downtown Richmond just two blocks away from the bustling corner of Number 3 Road and Cambie. Superb investment opportunity. Once the Metro line is completed running down Number 3 Road, this will be a \$1 million plus property. Today, a similar size building lot in Vancouver sells for \$1.4 million. So this presents a terrific opportunity for investors with vision that want to own in downtown Richmond.



