

# 8211 COOK ROAD

RICHMOND, BC

IPG

STONEHAUS  
REALTY

# For Sale

OFFICE BUILDING

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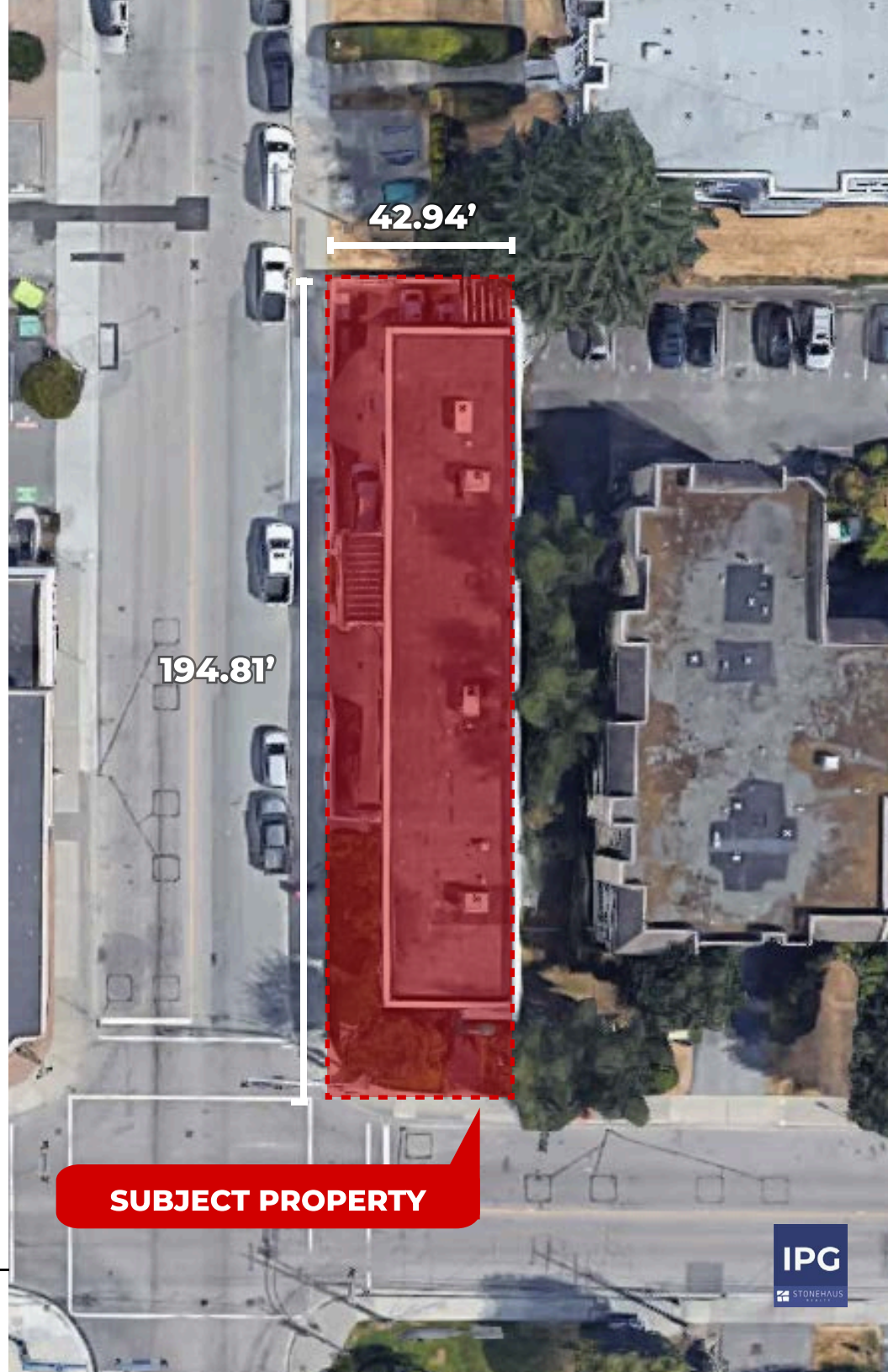
# DETAILS

|                            |   |
|----------------------------|---|
| <b>CIVIC ADDRESS</b>       | 8211 Cook Road<br>Richmond, BC, V6Y 1V3 |
| <b>PID</b>                 | 004-919-611                             |
| <b>NEIGHBOURHOOD</b>       | Brighthouse                             |
| <b>ZONING</b>              | Retail/Office                           |
| <b>YEAR BUILT</b>          | 1979                                    |
| <b>LOT SIZE</b>            | 8,312 sqft.                             |
| <b>BUILDING SIZE</b>       | 5,771 sqft.                             |
| <b>ASSESSMENT (2025)</b>   | \$2,784,000                             |
| <b>PROPERTY TAX (2024)</b> | \$9,660.08                              |
| <b>PRICE</b>               | Contact Agent                           |

# OPPORTUNITY

Iconic Properties Group is pleased to present 8211 Cook Road in Brighthouse, Richmond, British Columbia.

An excellent investment opportunity awaits with this well-located two-story office building, offering a total net rentable area of 5,771 square feet. Currently leased to four established dental office tenants, this property provides a stable and reliable income stream, making it an attractive option for investors. The building is designed with convenience in mind, featuring six surface parking spaces and 12 covered spaces, ensuring ample parking for both tenants and visitors





# NEARBY AMENITIES

## FOOD & DRINK

- 1 Subway
- 2 Cactus Club
- 3 IHOP
- 4 Starbucks
- 5 McDonald's

## SHOPS & SERVICES

- 1 Richmond Centre
- 2 Shoppers Drug Mart
- 3 RBC Royal Bank
- 4 Island Medical Building
- 5 LifeLabs

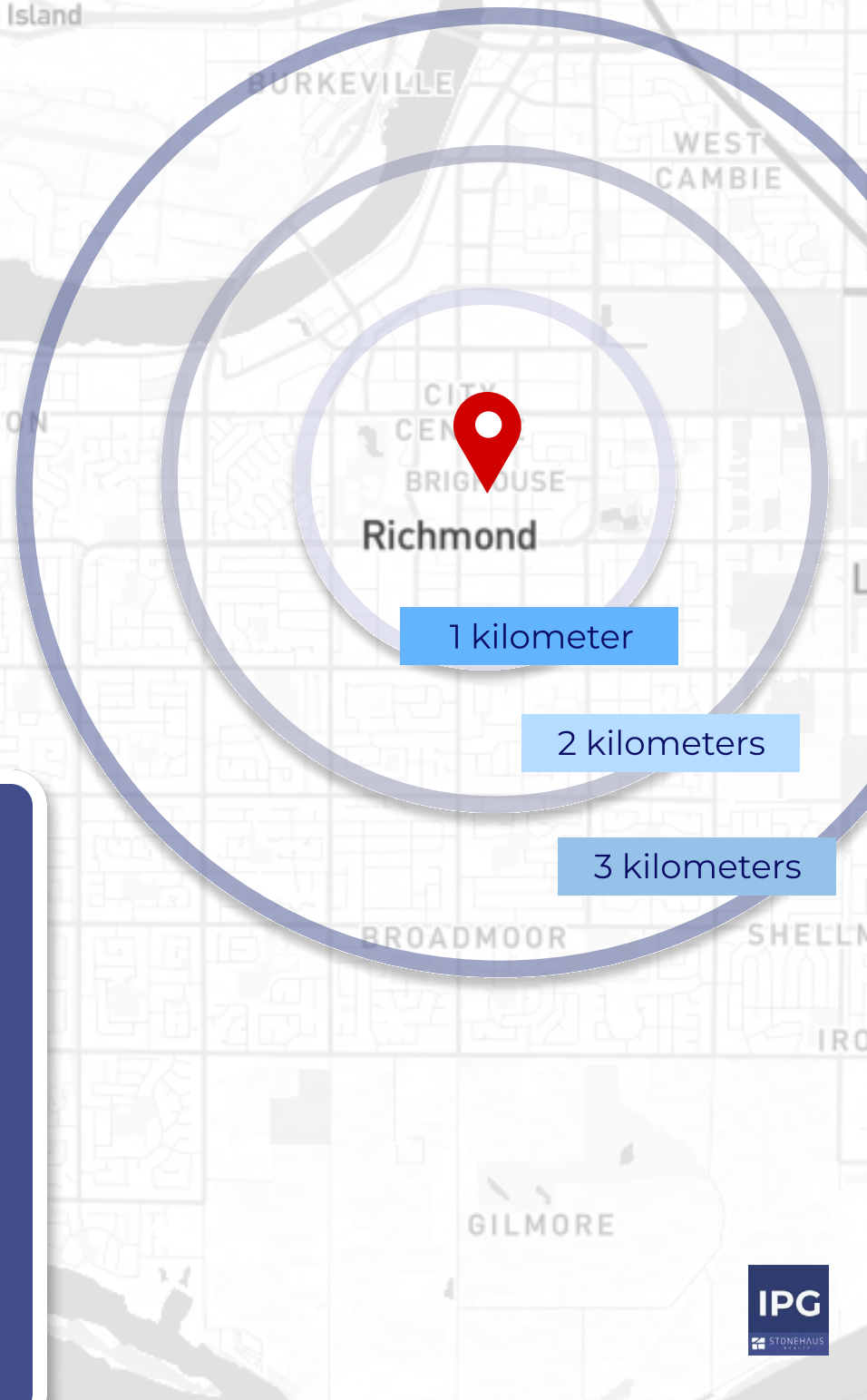
 SKYTRAIN

 BUS STOP

# DEMOGRAPHICS

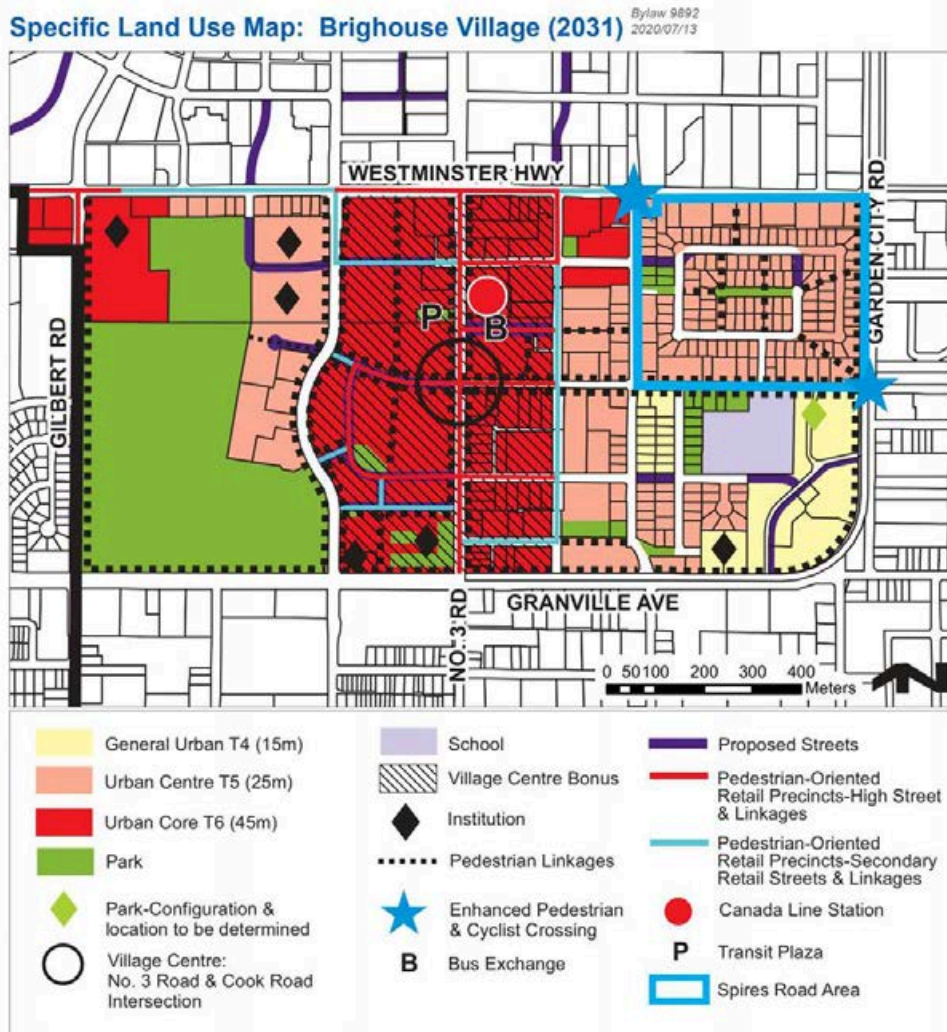
Brighthouse is Richmond's downtown core, offering a diverse and growing business environment. With a strong professional and entrepreneurial community, it's a prime location for companies seeking visibility and growth.

Steps from Canada Line SkyTrain, transit, and Richmond Centre, this area ensures seamless connectivity and high foot traffic. Surrounded by modern offices, retail hubs, and residential high-rises, Brighthouse is the ideal place to elevate your business in a dynamic commercial district.



|  | 1 km     | 2 km     | 3 km     |
|--|----------|----------|----------|
| <b>Population (2024)</b>                   | 40,313   | 89,147   | 132,167  |
| <b>Population (2029)</b>                   | 46,734   | 102,980  | 148,412  |
| <b>Projected Annual Growth (2024-2029)</b> | 3.00%    | 2.93%    | 2.35%    |
| <b>Median Age</b>                          | 40.8     | 39.8     | 39.9     |
| <b>Average Household Income (2024)</b>     | \$81,559 | \$91,871 | \$98,844 |
| <b>Average Persons Per Household</b>       | 3        | 3        | 3        |

This property is located in the T5 Urban Centre zone, which allows for mixed multi-family residential and commercial uses, making it ideal for future redevelopment.



| Specific Land Use Map: Brighthouse Village – Detailed Transect Descriptions |   |   |
|---|---|---|
| Land Use Map Designation  | Permitted Uses  | Maximum Average Net Development Site Density  |
| <b>General Urban (T4)</b>   | <ul style="list-style-type: none"> <li>Residential permitted.</li> <li>Overlays:               <ul style="list-style-type: none"> <li>a) Institution;</li> <li>b) Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets &amp; Linkages”.</li> </ul> </li> <li>Additional Land Use Considerations:               <ul style="list-style-type: none"> <li>a) Community Centre (South) – This facility may be situated in the Oval, Lansdowne, or Brighthouse Village area.</li> </ul> </li> </ul>   | <ul style="list-style-type: none"> <li>For Non-Residential Uses: 1.2</li> <li>For Residential and Mixed Uses including Residential:               <ul style="list-style-type: none"> <li>a) base: 0.6;</li> <li>b) Affordable Housing Bonus: 0.6.</li> </ul> </li> <li>Additional density, where applicable:               <ul style="list-style-type: none"> <li>Institution: To be determined on a site specific basis via City development application processes.</li> </ul> </li> </ul>   |
| <b>Urban Centre (T5)</b>  | <ul style="list-style-type: none"> <li>Residential permitted.</li> <li>Overlays:               <ul style="list-style-type: none"> <li>a) Institution;</li> <li>b) Pedestrian-Oriented Retail Precincts – “High Streets &amp; Linkages”;</li> <li>c) for Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets &amp; Linkages”; Live/Work Dwellings;</li> <li>d) for elsewhere: Live/Work Dwellings and Home-Based Business Dwellings.</li> </ul> </li> <li>Additional Land Use Considerations:               <ul style="list-style-type: none"> <li>a) Community Centre (South) – This facility may be situated in the Oval, Lansdowne, or Brighthouse Village area.</li> <li>b) Library Lending Service - This service should be provided within 400 m (1,312 ft.) of Brighthouse Village’s designated Village Centre.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>For Non-Residential Uses: 2.0</li> <li>For Residential and Mixed Uses including Residential:               <ul style="list-style-type: none"> <li>- Within the Spires Road Area: 2.0 minimum comprising:                   <ul style="list-style-type: none"> <li>a) base: 1.2, subject to the provisions of the City’s Affordable Housing Strategy and Market Rental Housing Policy, except as specifically provided for in the Spires Road Area; and</li> <li>b) residential rental tenure housing: 0.8, provided that at least 50% is secured for low end market rental housing and the balance is market rental housing, unless otherwise approved by Council.</li> </ul> </li> <li>- Elsewhere:                   <ul style="list-style-type: none"> <li>a) base: 1.2;</li> <li>b) Affordable Housing Bonus: 0.8.</li> </ul> </li> </ul> </li> <li>Additional density, where applicable:               <ul style="list-style-type: none"> <li>Institution: To be determined on a site specific basis via City development application processes.</li> <li>Specifically for 6331 and 6351 Cooney Road: 2.67.</li> <li>Spires Road Area rental tenure housing bonus: 1.0, provided that at least 50% is secured for low end market rental housing, and the balance is market rental housing, unless otherwise approved by Council.</li> </ul> </li> </ul> |
| <b>Urban Core (T6)</b>  | <ul style="list-style-type: none"> <li>Residential permitted.</li> <li>Overlays:               <ul style="list-style-type: none"> <li>a) Village Centre Bonus;</li> <li>b) Institution;</li> <li>c) Pedestrian-Oriented Retail Precincts – “High Streets &amp; Linkages”;</li> <li>d) Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets &amp; Linkages”.</li> </ul> </li> <li>Additional Land Use Considerations:               <ul style="list-style-type: none"> <li>a) Community Centre (South) – This facility may be situated in the Oval, Lansdowne, or Brighthouse Village area;</li> <li>b) Library Lending Service – This service should be provided within 400 m (1,312 ft.) of Brighthouse Village’s designated Village Centre.</li> </ul> </li> </ul>  | <ul style="list-style-type: none"> <li>As per Urban Centre (T5).</li> <li>For Non-Residential Uses: 3.0</li> <li>For Residential and Mixed Uses including Residential:               <ul style="list-style-type: none"> <li>a) base: 2.0;</li> <li>b) Affordable Housing Bonus: 1.0.</li> </ul> </li> <li>Additional density, where applicable:               <ul style="list-style-type: none"> <li>Village Centre Bonus: 1.0 for the provision of non-residential uses, provided that the additional density is used in whole or in part for the provision of convenience commercial uses (e.g., larger-format grocery store, drugstore), medical-dental services, pedestrian-oriented retail, or other uses important to the viability of the Village, to the satisfaction of the City.</li> <li>Institution: To be determined on a site specific basis via City development application processes.</li> </ul> </li> </ul>   |

Bylaw 10190 2022/07/18

Note: Richmond’s Aircraft Noise Sensitive Development (ANSND) Policy applies (OCP Schedule 1) throughout this Village.

Bylaw 10020 2019/05/21 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.



# NORTH EXPOSURE

BUSWELL ST

COOK ROAD

SUBJECT PROPERTY

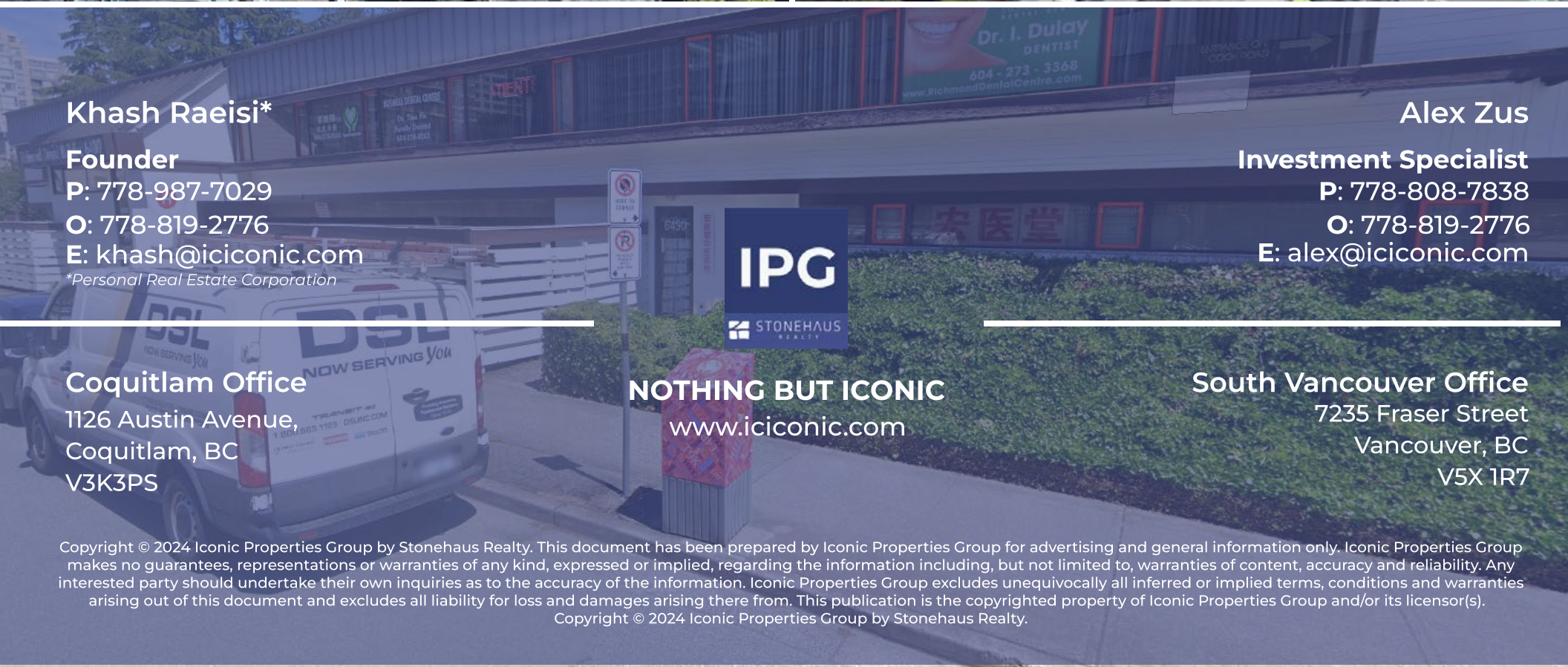


# SOUTH WEST EXPOSURE

SUBJECT PROPERTY

COOK ROAD

BUSWELL ST



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