

For Sale by Court Order

Transit-Oriented 20-Acre Waterfront
Development Site in Richmond's City
Centre / Bridgeport Neighbourhood

Duck Island Lands Richmond, BC

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Colliers



The Opportunity

*Opportunity to purchase a transit-oriented 20-acre waterfront development site in Richmond's City Centre / Bridgeport Neighbourhood.
All offers are subject to court approval.*



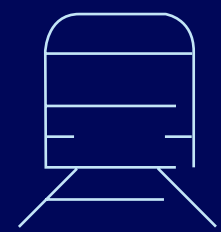
20.49-acre waterfront site provides immense scale and flexibility.



Located adjacent to River Rock Casino Resort, British Columbia's largest and highest-grossing gaming facility.



Opportunity to develop a variety of commercial and/or industrial uses.



Transit-oriented site located steps away from the Bridgeport SkyTrain Station, allowing easy access to YVR International Airport and the rest of the Greater Vancouver Area.



Holding income provided by lease on the lands to the Richmond Night Market.

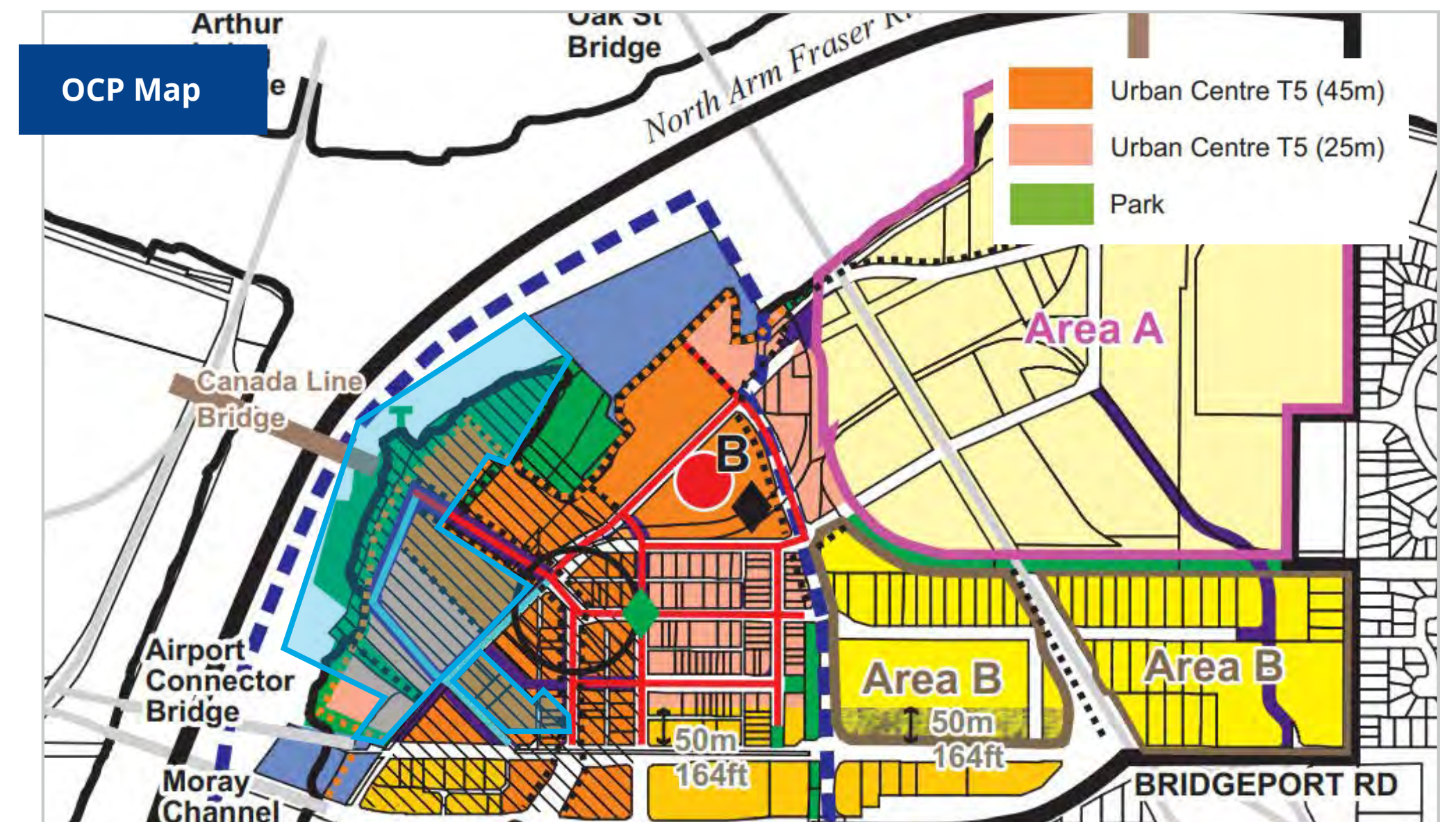


Property Overview

Salient Facts

Address	Duck Island, Richmond BC West Lands: 8351 River Road, Richmond, BC Remainder: 8411-8451 West Road, Richmond, BC								
PIDs	014-800-969, 001-562-410, 023-793-121, 002-095-556, 004-247-876								
Location	Duck Island is located in the City Centre at the northern terminus of No. 3 Road. It is bound on the north and west by the North Arm of the Fraser River, on the south by Bridgeport Road and on the east by River Road and the River Rock Casino Resort.								
Lot Area	<table border="1"> <tr> <td>Duck Island</td> <td>18.41 acres</td> </tr> <tr> <td>8351 River Road</td> <td>0.48 acres</td> </tr> <tr> <td>8411, 8431, 8451 West Road</td> <td>1.60 acres</td> </tr> <tr> <td>Total</td> <td>20.49 acres</td> </tr> </table>	Duck Island	18.41 acres	8351 River Road	0.48 acres	8411, 8431, 8451 West Road	1.60 acres	Total	20.49 acres
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8351 River Road	0.48 acres								
8411, 8431, 8451 West Road	1.60 acres								
Total	20.49 acres								
Current Zoning	IL - Light Industrial								
OCP	Bridgeport Village - Urban Centre T5 (45m) / (25m), Park Max Height* 82-148 ft Permitted Density 2.0 FAR Bonus Density 1.0 FAR (1.0 FAR village centre bonus for office use only, residential not permitted)								
Total Assessed Value	\$171,247,000 (2025)								
Property Taxes	\$1,250,754 (2024)								

* Subject to Airport Zoning Regulations



Location Overview

Richmond's City Centre and Bridgeport neighbourhoods have evolved into vibrant, accessible hubs, offering a blend of modern residential developments, shopping, recreational facilities, and excellent transportation links, making them key areas for residents and visitors alike.

The City Centre serves as Richmond's urban core, featuring high-rise buildings, a variety of schools, along with post-secondary options such as Kwantlen Polytechnic University, and key shopping destinations like Richmond Centre Mall and Lansdowne Centre. This area also offers recreational spaces like Minoru Park and the Richmond Olympic Oval, making it an ideal spot for families, students, and professionals. With excellent public transport links, including the Canada Line SkyTrain, the City Centre is a thriving business and community centre. Its dynamic mix of residential, commercial, and recreational offerings makes it a central and sought-after location in Richmond.

Location Highlights – Drive Times

5
minutes

to YVR International
Airport

20
minutes

to University of British
Columbia

30
minutes

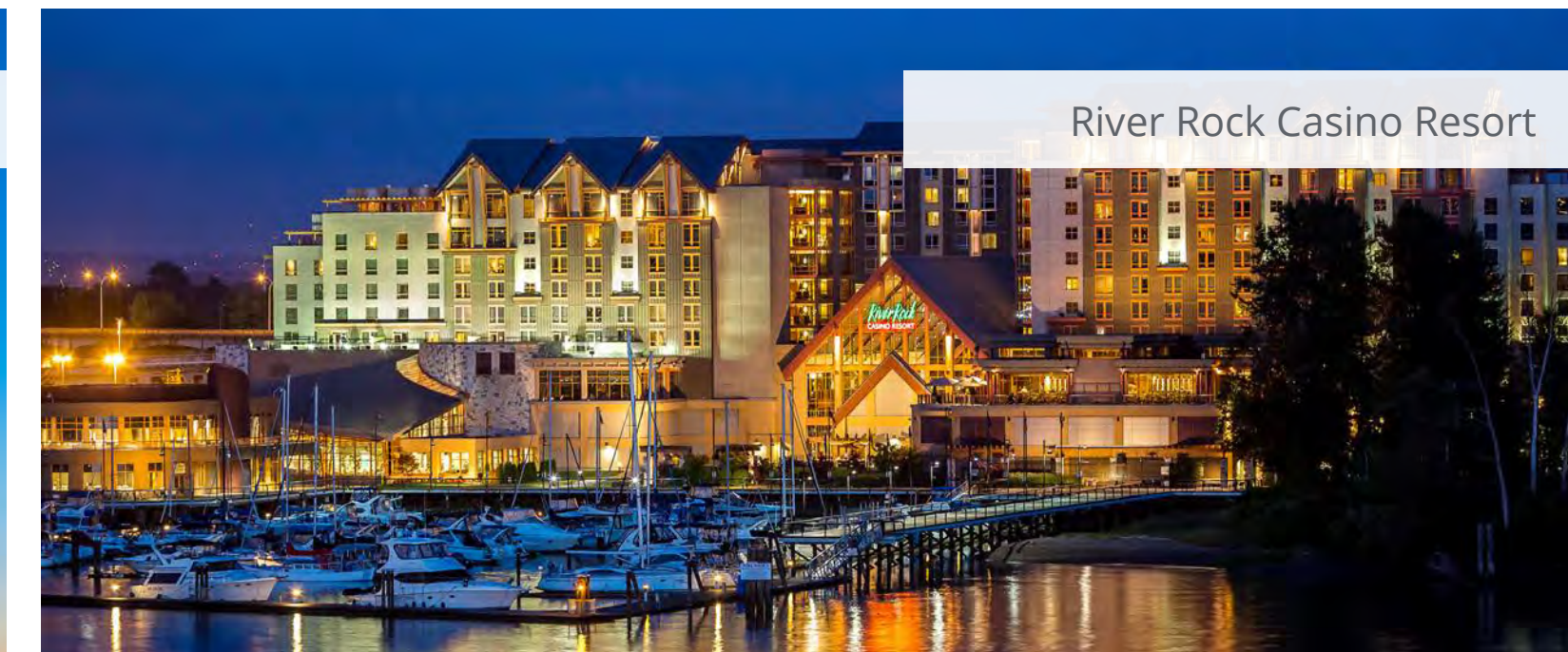
to Downtown
Vancouver



YVR International Airport



Richmond Night Market



River Rock Casino Resort



McArthurGlen Designer Outlet

Surrounding Amenities



Offering Process

Prospective purchasers are invited to submit Offers to purchase the property through Colliers for consideration by the holders of exclusive Conduct of Sale. All Offers are subject to Court approval. An offering date will be set after an initial marketing period, please contact the listing brokers for more information.



Accelerating success.

Contact us for more information:

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