

# 11331 Williams Road, Richmond

\$2,080,000



Exceptional Investment Opportunity: Fully Leased Daycare Property with NNN Tenant!! Prime income-producing property with Assembly District zoning. Rezoned in 1997, this well-maintained building is currently leased to a long-term daycare tenant under a triple-net lease, with the tenant covering property taxes, utilities, and maintenance. The recently updated interior includes two bathrooms, an office, and open space for 20 children. The gated parking lot offers ample parking. Assembly zoning allows for schools, childcare, private clubs, and religious use. Please do not enter the building or disturb the daycare operation. Showings by appointment only.

## KEY INFORMATION

MLS® R2958467

Residential Detached

Ironwood

0 Bedrooms

1 Bathroom

1,225 SF

7,008 SF Lot

## FEATURES

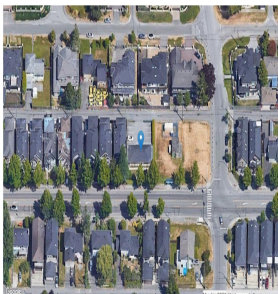
Year Built: 1958

Listed By: Royal Pacific Riverside Realty Ltd.



13.3 Assembly (ASY)	
<b>13.3.1 Purpose</b> The zone provides for religious assembly, education and other limited community uses.	
<b>13.3.2 Permitted Uses</b> <ul style="list-style-type: none"><li>• child care</li><li>• education</li><li>• private club</li><li>• religious assembly</li></ul>	<b>13.3.3 Secondary Uses</b> <ul style="list-style-type: none"><li>• child care (where 100% day care)</li><li>• internment facility</li><li>• dormitory</li><li>• housing, single detached</li><li>• residential security/operator unit</li></ul>
<b>13.3.4 Permitted Density</b> <ol style="list-style-type: none"><li>1. The maximum density is one single detached housing dwelling unit per lot.</li><li>2. The maximum floor area ratio is 0.50.</li></ol>	
<b>13.3.5 Permitted Lot Coverage</b> <ol style="list-style-type: none"><li>1. The maximum lot coverage is 35% for buildings.</li></ol>	
<b>13.3.6 Yards &amp; Setbacks</b> <ol style="list-style-type: none"><li>1. The minimum front yard and exterior side yard is 6.0 m.</li><li>2. The minimum interior side yard is 1.2 m for single detached housing and 7.5 m for all other buildings.</li><li>3. The minimum rear yard is 6.0 m for single detached housing and 7.5 m for all other buildings.</li></ol>	
<b>13.3.7 Permitted Heights</b> <ol style="list-style-type: none"><li>1. The maximum height for buildings and accessory structures is 12.0 m.</li></ol>	
<b>13.3.8 Subdivision Provisions/Minimum Lot Size</b> <ol style="list-style-type: none"><li>1. There are no minimum lot width, lot depth or lot area requirements.</li></ol>	
<b>13.3.9 Landscaping &amp; Screening</b> <ol style="list-style-type: none"><li>1. Landscaping and screening shall be provided according to the provisions of Section 6.0.</li><li>2. The location of landscape elements shall provide sight lines from windows and doors to walkways and parking areas on the property. (Refer to S. 6.0.2.1)</li><li>3. Screening for loading, storage, refuse and recycling shall avoid creating areas on the site with no natural surveillance.</li></ol>	

Section 13: Institutional Zones 13.3.1



The lot dimensions shown are estimated and should be verified by survey plan.

