

Goodman:

# RIVERPORTflats

WATERFRONT RENTAL HOMES

FOR SALE

**R5—55 units**  
14000 Riverport Way

**R4—80 units**  
14088 Riverport Way

WATERFRONT RENTAL BUILDINGS TOTALLING 135 UNITS

**RIVERPORT FLATS**  
**14000 & 14088 RIVERPORT WAY, RICHMOND**

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# RIVERPORT FLATS

<b>Address</b>	14000 & 14088 Riverport Way, Richmond
<b>PIDs</b>	026-215-357, 026-215-365
<b>Year built</b>	2012 & 2014
<b>Zoning</b>	ZLR14
<b>Lot size</b>	60,660 SF
<b>Parking</b>	188 stalls
<b>Taxes (2019)</b>	\$136,398
<b>Storey</b>	6 & 4
<b>Units</b>	135
<b>Net rentable</b>	74,648 SF

## SUITE MIX

	Units	Avg. rent (\$)	Avg. size (SF)
Studio	24	\$1,060	376 SF
1 bedroom	90	\$1,604	577 SF
1 bedroom + den	13	\$1,908	693 SF
2 bedroom	8	\$2,065	810 SF
<b>Total</b>	<b>135</b>		

## FEATURES

- Ultra-high efficiency condensing boilers
- LED lighting throughout
- Individually metered suites
- Independent mechanical rooms
- Below-grade parking

**Price** **\$50,295,000**

**Price/unit** **\$372,555**



## OVERVIEW

- Two side-by-side newer purpose-built rental buildings featuring 135 suites
- Waterfront property built to an impeccable high standard in 2012 and 2014
- Amenities include bike / tenant storage lockers, an air-conditioned meeting room and resident-only fitness facility with spectacular views of the waterfront
- Adjacent facilities include Richmond Ice Centre (6 NHL-sized hockey rinks owned by the City of Richmond), Watermania (aquatic centre leased to the City of Richmond), SilverCity Riverport Cinemas, restaurants and cafes
- The terrace offers an architecturally-designed relaxing garden with a barbecue area and a separate children's playground



This communication is not intended to cause or induce breach of an existing listing agreement. The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to confirm its accuracy and completeness independently.



# 14000 & 14088 RIVERPORT WAY, RICHMOND

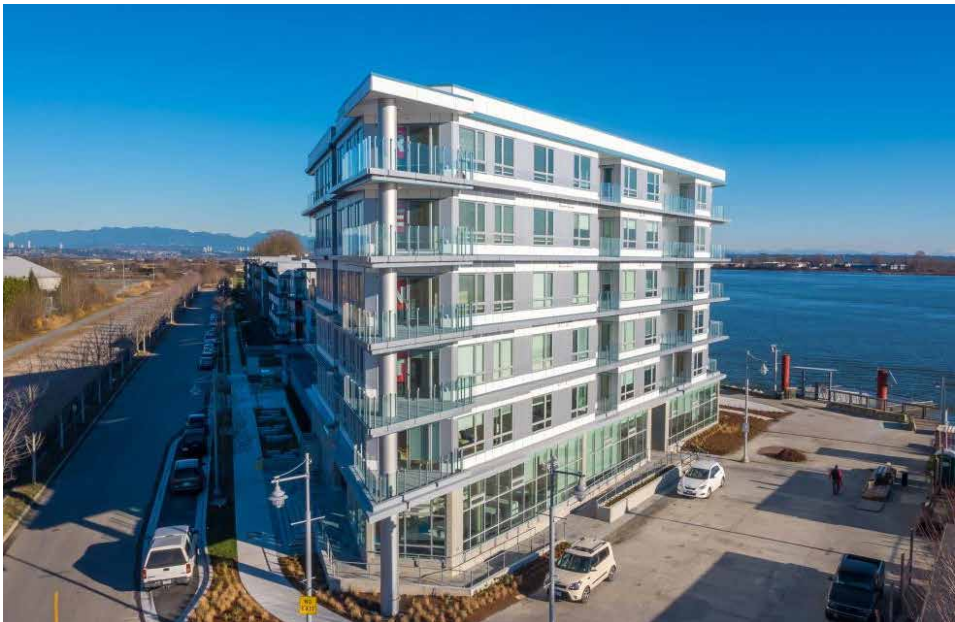
## LOCATION

Riverport Flats is optimally located in beautiful Richmond, BC. Two newer signature rental buildings, R5 & R4, are perched at the waterfront immediately next door to a vast array of recreation, entertainment and leisure facilities at the Riverport Sports and Entertainment Complex. There is convenient transit service and a full range of shopping choices just a couple of minutes away at Ironwood Plaza and Coppersmith Place. Tenants also enjoy the alluring appeal of the rural environment surrounding Riverport Flats and the convenience of cycling Richmond's agricultural back roads. A stroll along the waterfront promenade leads to an even more serene trail through one of Richmond's waterfront nature preserves.





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