



FOR SALE | 13251 GILBERT ROAD



PARADIGM GROUP
Commercial Real Estate Services

RICHMOND, BRITISH COLUMBIA



Salient Facts

Address
13251 Gilbert Road
Richmond, BC

PID
004-272-994

Site Area
12 acres

Property Tax (2026)
\$1,599.54

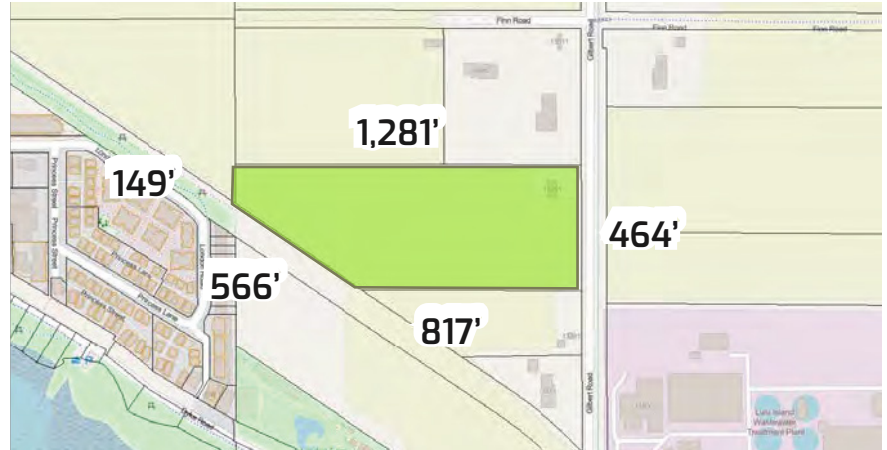
Improvements
1,556 SF 3-bedroom,
1.5-bathroom single
family home.

Year Built
1970

Asking Price
\$3,380,000

Opportunity

Dan Chatfield and Steve Fame are pleased to announce the opportunity to purchase a 12-acre agricultural zoned (ALR) site in South Richmond.



The Location

The Property is located in the heart of South Richmond, a suburban neighbourhood known for its picturesque landscapes and a mix of residential and agricultural area. Offering a serene and family-friendly environment, the area is primarily residential, with a range of housing options including detached homes, townhouses, and apartments. South Richmond is popular among families due to its quiet streets, spacious lots, and proximity to schools and community amenities.

The area is also home to some of Richmond's most significant agricultural lands, with farms and fields that produce a variety of crops, as well as, provide a number of animal-based services. This agricultural heritage adds a unique charm to the neighbourhood and provides opportunities for farm-to-table experiences and local produce markets.

Outdoor enthusiasts will appreciate the abundance of parks and green spaces in South Richmond. The area boasts extensive bike paths, walking trails, and waterfront parks along the Fraser River, offering residents ample opportunities for outdoor activities and leisurely strolls. Steveston Village, a historic fishing village with charming shops and eateries, is a popular destination for locals and visitors alike.

South Richmond is well-connected to other parts of Richmond and Greater Vancouver through major roads, including Highway 99 and Steveston Highway. Public transportation options, including bus routes and the Canada Line SkyTrain, provide easy access to downtown Vancouver and surrounding areas.

Overall, South Richmond offers a peaceful suburban lifestyle with a balance of residential and agricultural areas, natural beauty, and convenient access to amenities. It is a desirable neighbourhood for those seeking a tranquil setting while still being within reach of urban conveniences.



Opportunity



10 Minutes

to Steveston Fishermans Wharf



15 Minutes

to YVR International Airport



30 Minutes

to Downtown Vancouver



AG-1 Zoning

The AG-1 zoning bylaw allows for wide range of farming and compatible uses consistent with the provisions of the Agricultural Land Reserve and traditional agricultural uses, including*:

Permitted Uses	Secondary Uses
Animal Breeding & Boarding	Agri-Tourist Operation
Animal Day Care	Minor Community Care Facility
Animal Grooming	Boarding & Lodging
Animal Shelter	Child Care
Equestrian Centre	Home Business
Farm Business	Roadside Stand
Single Detached Housing	Bed and Breakfast
Kennels	

*Source – City of Richmond – Interested Parties are required to confirm allowed uses.

For more information, please contact

STEVE FAME

PERSONAL REAL ESTATE CORPORATION
EXECUTIVE VICE PRESIDENT

604.761.3263

steve.fame@paradigmvancouver.com

DAN CHATFIELD

PERSONAL REAL ESTATE CORPORATION
SENIOR VICE PRESIDENT

604.318.6313

dan.chatfield@paradigmvancouver.com

This document has been prepared by Paradigm Group for advertising and general information only. Paradigm Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Paradigm Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Paradigm Group and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



PARADIGM GROUP
Commercial Real Estate Services

RICHMOND, BRITISH COLUMBIA