

BUILDING BROCHURE

EMPRESS COURT - 8631 NO 3 BUILDING

8631 No 3 Rd. · Richmond, BC V6Y 2E6 · Broadmoor



1 FOR SALE
FROM \$938,000

2 SOLD · 12 MO
\$910,000-\$945,000



Unit Mix

3 Bedroom

7 units

1,342 – 1,420 sf

from \$715,000

For Sale in Empress Court - 8631 No 3 Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$938,000	3 / 3	1383 sf	\$678	2 8631 NO. 3 ROAD

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$945,000	3 / 3ba	1372 sf	\$689	2026-06-06
\$910,000	3 / 3ba	1420 sf	\$641	2026-03-09
\$875,000	3 / 3ba	1375 sf	\$636	2021-08-30
\$860,000	3 / 3ba	1374 sf	\$626	2021-04-19

Value & Financing

Price Positioning

\$678 /sq ft

Active listings here average **\$678/sf** vs **\$778/sf** across Broadmoor.

13% below area average

Mortgage Snapshot

\$4,492 /mo

Entry price (from) **\$938,000**

20% down payment **\$187,600**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1984	LEVELS 2	SUITES 21	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2065	

Overview

Empress Court - 8631 No.3 Rd, Richmond, BC V6Y 2E6. Strata No NWS2065 - located in Broadmoor area of Richmond. John T Errington Elementary, Garden City Elementary, Palmer Secondary, Ferris Elementary are nearby. Steps to Freshslice Pizza, 7-eleven, M&M Meat Shops. Take a short drive and you are at Broadmoor Shopping Centre and Richlea Shopping Centre, Hugh MacRobert Secondary, Whiteside Elemenatry and William Bridge Elementary. The bus stops at your door and in a couple of stops you can be in central part of Richmond. Brighthouse skytrain station is minutes away and you can get to Downtown Vancouver or to Airport within minutes. This

complex was built in 1983. Frame-wood construction. There are 21 units in strata and in development. The maintenance fee includes garbage pickup, gardening and management.

Crossroads are Francis Rd and Blundell Rd

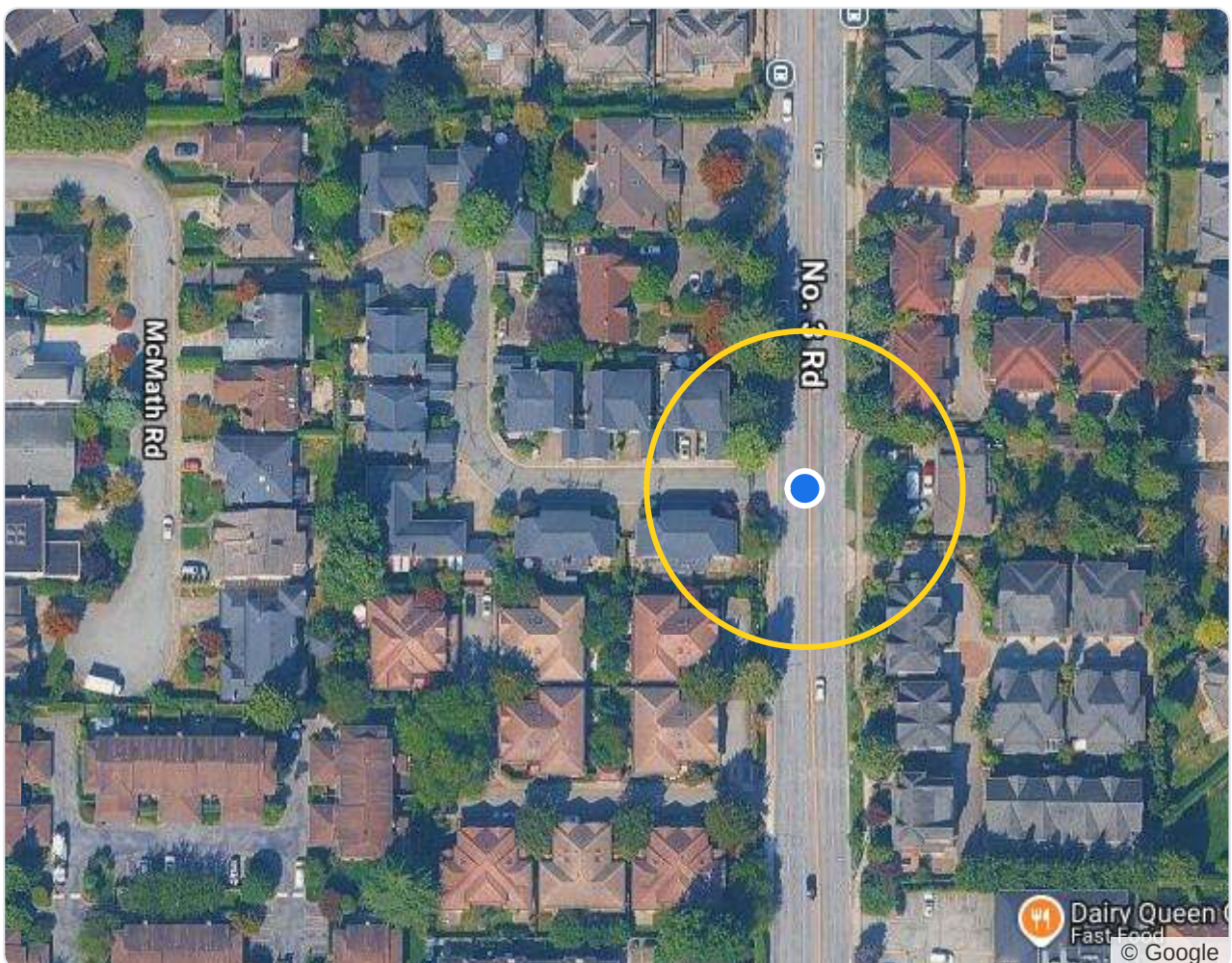
Amenities & Features

- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Les Twarog

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Book a Viewing
scan or call