

1 & 2 - 7201 72ND STREET, DELTA
PRIME INDUSTRIAL/OFFICE OPPORTUNITY

**FOR
SALE**



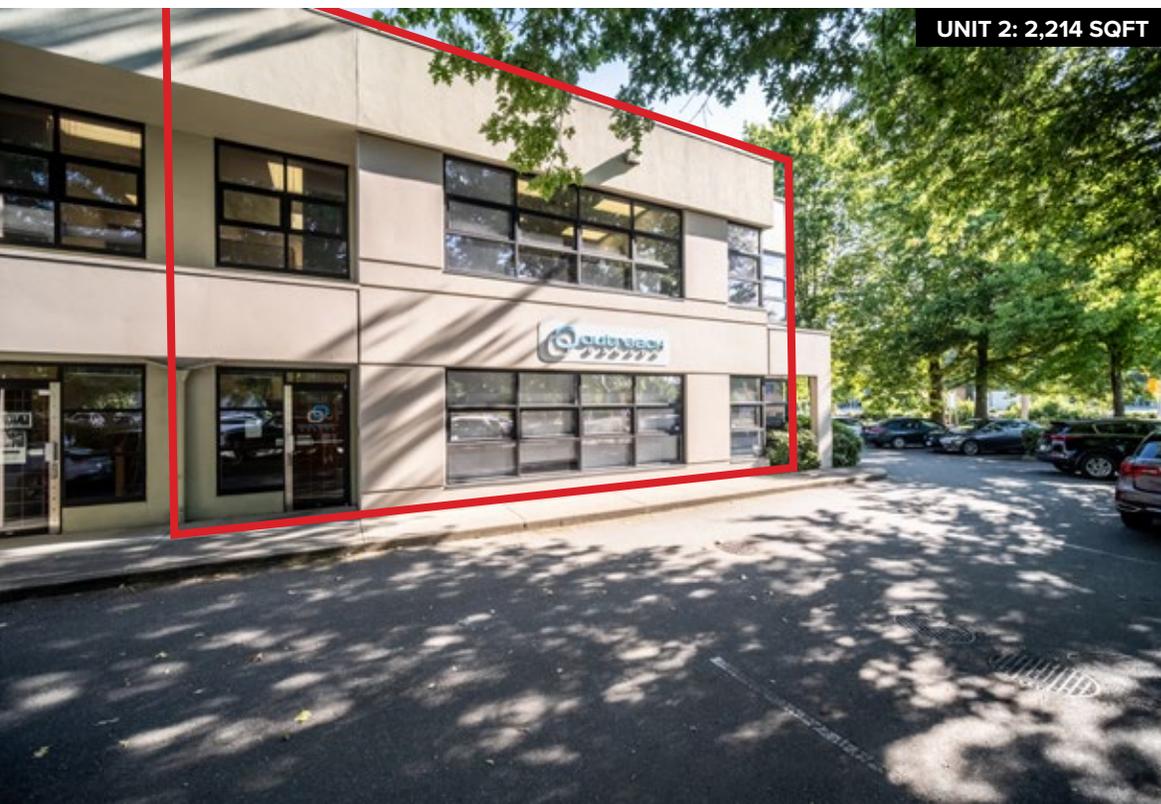
WILLIAM | WRIGHT

CHRIS VAN VLIET
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UNIT 1: 2,058 SQFT



UNIT 2: 2,214 SQFT

Prime Industrial/Office Opportunity

Units 1 & 2 - 7201 72nd Street in
Tilbury, Delta

Discover a rare opportunity to acquire two versatile industrial/office units at 7201 72nd Street. Perfectly situated in a highly sought-after industrial hub, these units offer an ideal solution for businesses seeking strategic location, functional space, and long-term value. Whether you're an owner-occupier looking for a new operational base or an investor seeking a robust asset, this property delivers.

Offered together or separately providing flexibility for combined 4,272 square feet or 2,058 square feet and 2,214 square feet separately.

Property Highlights



Two side by side units



Fully Built Out Office Spaces



Versatile layout with private offices, open workspace, kitchenette and bathrooms.



Warehouse or storage space



UNIT 1



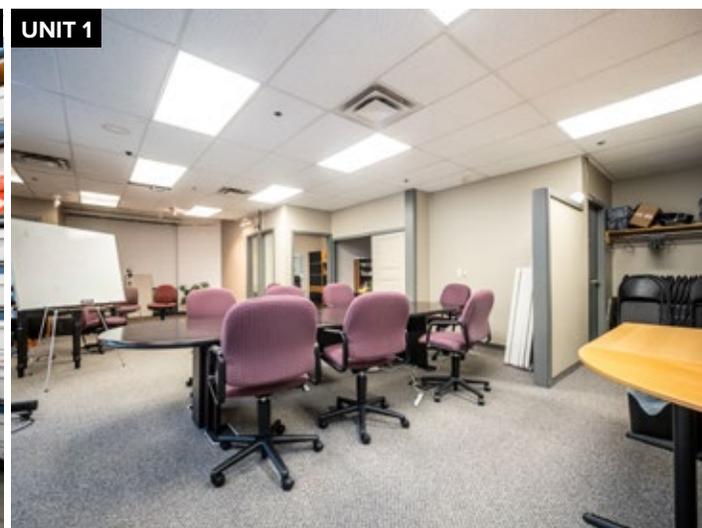
UNIT 1



UNIT 1



UNIT 1



UNIT 1

Salient Facts

UNIT	1	2
SIZE	± 2,058 SQFT	± 2,214 SQFT
ZONING	I2 –Medium Impact Industrial	
PROPERTY TAXES	\$7,585.80	\$7,989.80
PID	024-059-471	024-059-480
LEGAL DESCRIPTION	STRATA LOT 1, PLAN LMS3126, DISTRICT LOT 128, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	STRATA LOT 2, PLAN LMS3126, DISTRICT LOT 128, GROUP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
PRICE	\$1,080,450	\$1,162,350



For More Information Contact

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UNIT 2



UNIT 2 UNIT 2



UNIT 2 UNIT 2



UNIT 2