

IPG

STONEHAUS
REALTY

FOR SALE
INDUSTRIAL STRATA UNIT

11955

9 5 A

P L A C E

DETAILS

CIVIC ADDRESS

11955 95A Avenue
Delta, BC

PID

017-999-472

NEIGHBOURHOOD

024-KENNEDY EAST

ZONING

I1 -Low Impact Industrial

BUILDING SIZE

14,069 sqft

ASSESSMENT

\$6,223,000

PROPERTY TAX (2023)

\$43,693.15

PRICE

Contact Agent

OPPORTUNITY

Iconic Properties Group proudly presents this freestanding industrial building with significant development potential in North Delta - along the rapidly evolving Scott Road Corridor.

This property is currently designed as a multi-tenant industrial building, making it a versatile choice for investors seeking a stable industrial investment or for owner-users looking to operate their own business in a prime location.

The expansive lot offers abundant parking spaces, providing convenience for tenants. Additionally, the property holds future potential as a key component of a high-density development land assembly, enhancing its long-term value and appeal.



**Total Lot Size
21,961 sqft**

NEARBY AMENITIES

FOOD & DRINK

- 1 Donegal's Irish House
- 2 Wendy's
- 3 Subway
- 4 Jagga Sweets
- 5 Domino's Pizza

SHOPS & SERVICES

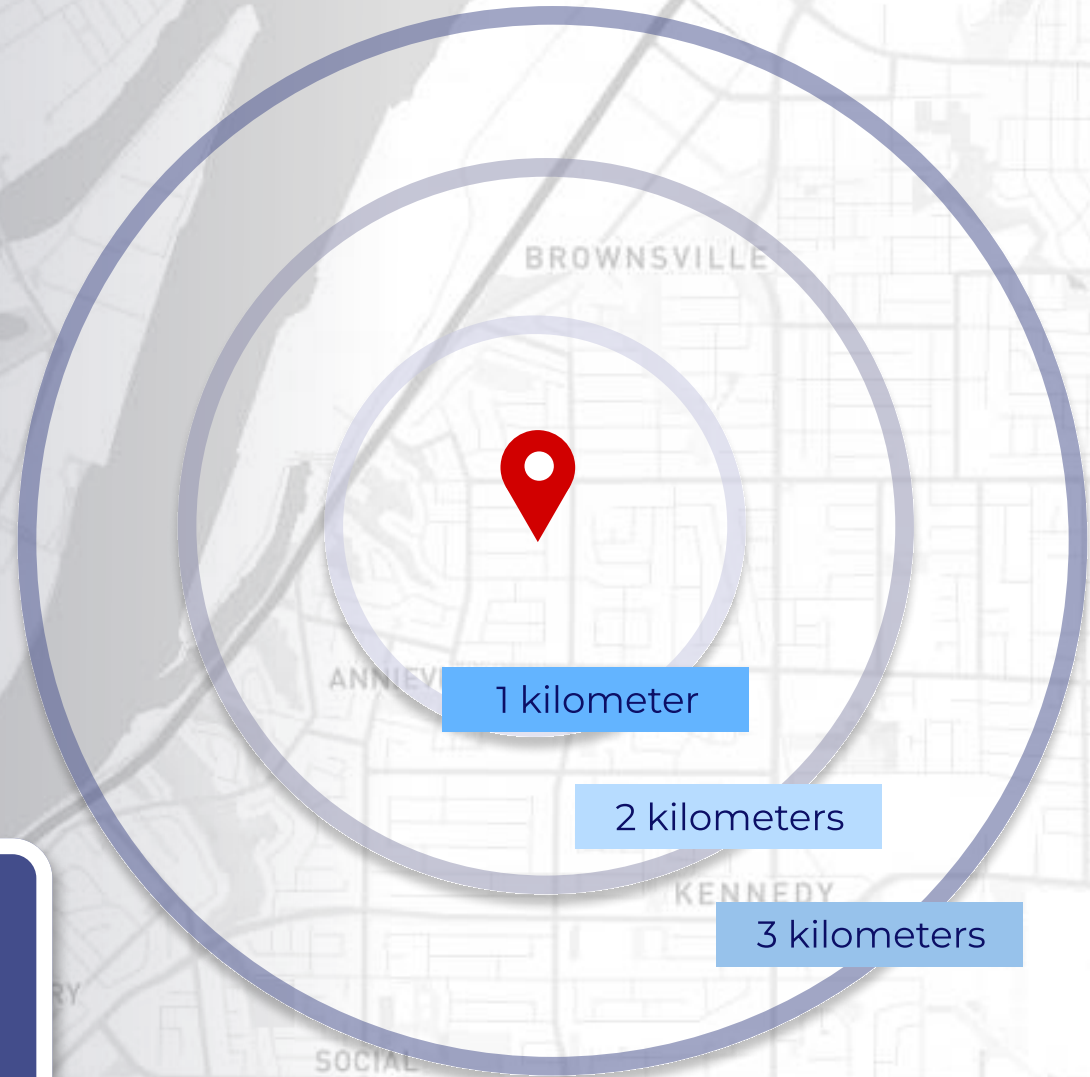
- 1 RBC Royal Bank
- 2 Dollarama
- 3 Fit4Me
- 4 Paan Palace
- 5 Kids Zone Care Centre

SUBJECT PROPERTY

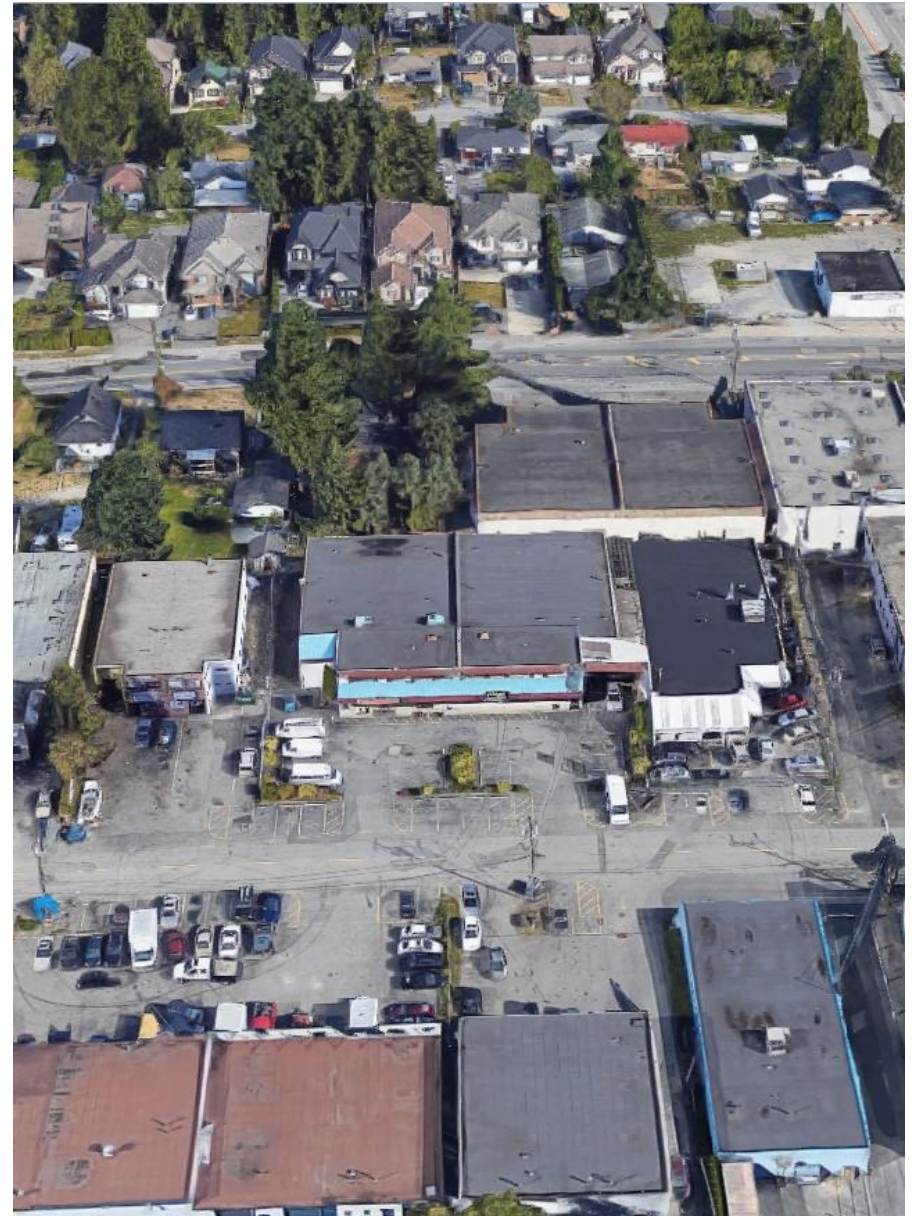
DEMOGRAPHICS

Located along North Delta's Scott Road Corridor, this property is strategically positioned to connect with Surrey's rapidly evolving Bridgeview and City Centre neighbourhoods. Its prime location offers excellent access to key transportation routes, including the upcoming new Pattullo Bridge, Highway 17, and the Scott Road SkyTrain Station, making it highly accessible for both business operations and commuting.

The surrounding area is bustling with a variety of shopping malls, restaurants, and services, providing ample amenities for tenants and visitors. Its proximity to the center of Surrey, just a few minutes' drive away, further enhances its appeal as a convenient and attractive location.



	1 km	2 km	3 km
Population (2024)	14,354	40,414	75,066
Population (2025)	14,507	40,716	75,945
Projected Annual Growth (2024-2025)	1.06%	0.74%	1.17%
Median Age	35.7	36.1	36.1
Average Household Income (2024)	\$130,188	\$128,037	\$127,452
Average Persons Per Household	3	3	3



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IPG

**STONEHAUS
REALTY**

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