



## 6455 64<sup>th</sup> Street, Delta, BC

### Highlights

- ▶ 12,780 SF warehouse
- ▶ 1,800 SF ground office & 1,680 SF mezzanine office
- ▶ 1.0-acre, I1 zoned site
- ▶ Four bay doors
- ▶ One dock door

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### The Opportunity

The property represents a rare opportunity to purchase a 1.0-acre (143,560 SF) I-1 zoned industrial yard with a 12,780 SF warehouse constructed in 1975, with a Quonset tent of approximately 7,500 SF. There are mezzanine offices, lunch-rooms, and a caretaker suite, all with exterior staircases. The property was formerly utilized for the operations and outdoor storage for a foam manufacturing. Delta's Community Plan designates the property as "industrial" use. The property falls within the ALR, however, under the ALC's Policy P-02 - Potential Exceptions From Restrictions of Use in the ALCA: Parcels Less Than 2 Acres – the subject property has a specific exemption from agricultural use.

### Location

The property is located on the west side of 64<sup>th</sup> Street, just north of 60<sup>th</sup> Avenue in the Tilbury/River Road East neighbourhood of Delta. The property has easy access to Highway 99, with access to all amenities, and the rest of the Lower Mainland and British Columbia.

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### Property Details

**Civic Address**  
6455 64<sup>th</sup> Street  
Delta, BC V4K 4E24

**Legal Description**  
Lot 6 District Lot 151 Group 2 New Westminster District Plan 40568

**PID**  
005-371-368

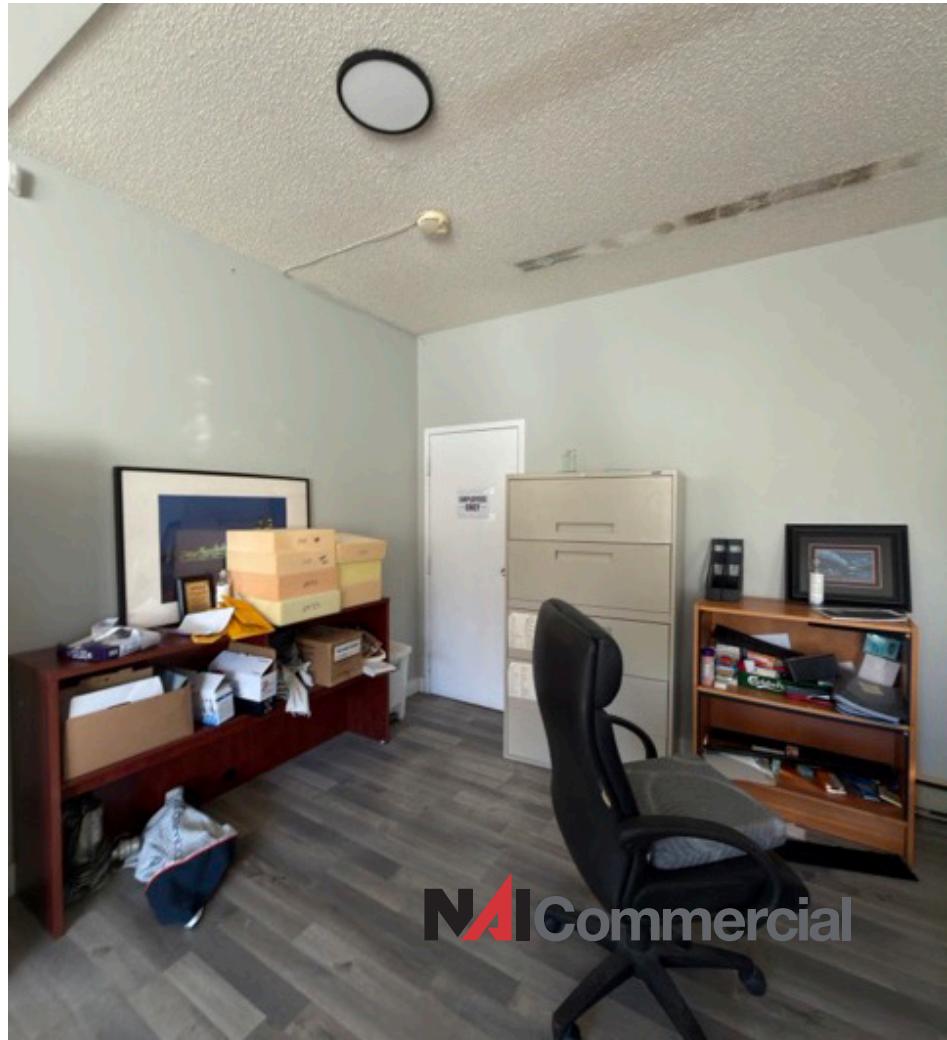
**Zoning & OCP Designation**  
I-1 (Low Impact Industrial Zone)

**Taxes (2025)**  
\$53,667.94

**Price**  
\$5,175,000

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