

FOR SALE / LEASE

Unit 102,
4872 Delta Street
Ladner, BC

Brand New Retail Opportunity

- Main floor (2) CRU's side by side
- Extensive Glazing at the front of the Unit
- Direct exposure to foot traffic on Delta Street
- Ceiling height 11 feet
- Signage opportunity
- Ample street parking



Razi Mohamed

Personal Real Estate Corporation

778.879.9407

Razi.Mohamed@macdonaldcommercial.com

Jas Chhina

778.881.1349

Jas.Chhina@macdonaldcommercial.com

Macdonald
COMMERCIAL

member of

CORFAC
INTERNATIONAL

PROPERTY SUMMARY

Address

Unit 102,
4872 Delta Street, Ladner, BC

Zoning

CD476

Unit Size

1,736SF

Ceiling Height

11 feet

Parking

Ample street parking

Base Rent

\$29 PSF

Additional Rent

\$7 PSF

Leasable Area

1,832SF

Occupancy

Q3 2024

Asking Sale Price

\$1,822,550

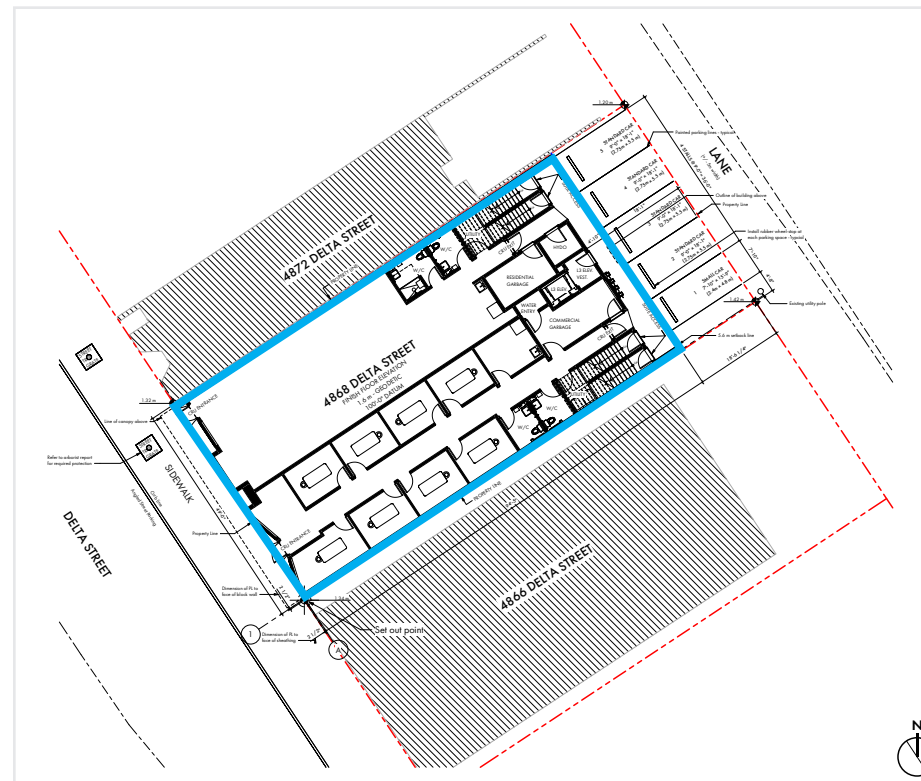
OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to Purchase or Lease brand-new centrally located Main floor retail unit located on Delta Street in Ladner. The subject space is ideal for a variety of Retail, and Professional Office use and is currently at shell stage slated for Tenant Improvements in Q3 2024.

LOCATION

The subject property is in the vibrant part of the town with lots of foot traffic and anchored by restaurants, office and multiple commercial establishments. The property easily accessible with all directional access and close proximity to key transportation infrastructure and major arterials, which makes the property a prime location for growing businesses.

FLOOR PLAN



Renderings copyrighted by BÜRO47architecture Inc.





NEARBY

1. Panago Pizza
2. Britannia Brewing Ladner
3. Go-Go Sushi & Cafe
4. Niagra Pizza
5. Il Posto Italian Eatery
6. WorkBC Centre Ladner
7. Niagra Pizza
8. Jarry's Market
9. Lordco Auto Parts
10. Ladner Harbour Centre

**SUBJECT
PROPERTY**

Drive time to

YVR Airport	26 min
US Border	34 min

Razi Mohamed

Personal Real Estate Corporation

778.879.9407

Razi.Mohamed@macdonaldcommercial.com

Jas Chhina

778.881.1349

Jas.Chhina@macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

Macdonald
COMMERCIAL