

FOR SALE

# 7953 120 Street

Delta, BC

Freestanding Multi Unit Commercial Plaza  
Prime Investment & Development Opportunity



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**Macdonald**  
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**CORFAC**  
INTERNATIONAL

# 7953 120 STREET

Delta, BC

## OPPORTUNITY

Freestanding multiunit commercial plaza located in the heart of Scott Road (120 Street), Delta. The property is fully leased to four long-term tenants, offering stable passive income with significant long-term redevelopment.

## Development Potential

The property benefits from the City of Delta's high-density community plan, allowing for mid to highrise mixed-use redevelopment. The Scott Road corridor continues to attract strong investor and developer interest, driven by rapid population growth and intensifying urban densification.

## Investment Rationale

An ideal opportunity for investors seeking immediate cash flow with long-term upside in rent. The combination of stable tenancy, prime arterial exposure, and future redevelopment potential positions this asset as a compelling hold or redevelopment play in one of Delta's most desirable commercial corridors.

## KEY HIGHLIGHTS

- » 100% leased to four long-term tenants;
- » Over 30,000 vehicles per day exposure along Scott Road;
- » Prime arterial corridor with excellent visibility;
- » Surrounded by dense residential neighbourhoods and major retailers;
- » Excellent public transit access;
- » One block from a proposed 37nstorey Highrise development;
- » Designated under City of Delta high-density community plan.



## SALIENT DETAILS

### CIVIC ADDRESS

7953 120 Street, Delta, BC

### PID

004-998-847

### ZONING

C1 – Core Commercial

### LEGAL DESCRIPTION

LOT 10, PLAN NWP14762,  
SECTION 24, TOWNSHIP 4, NEW  
WESTMINSTER LAND DISTRICT,  
EXCEPT PLAN 53886

### LOT SIZE

35,027 sq.ft. (0.80 Acres)

### BUILDING SIZE

10,699 sq.ft.

### PROPERTY TAXES (2025)

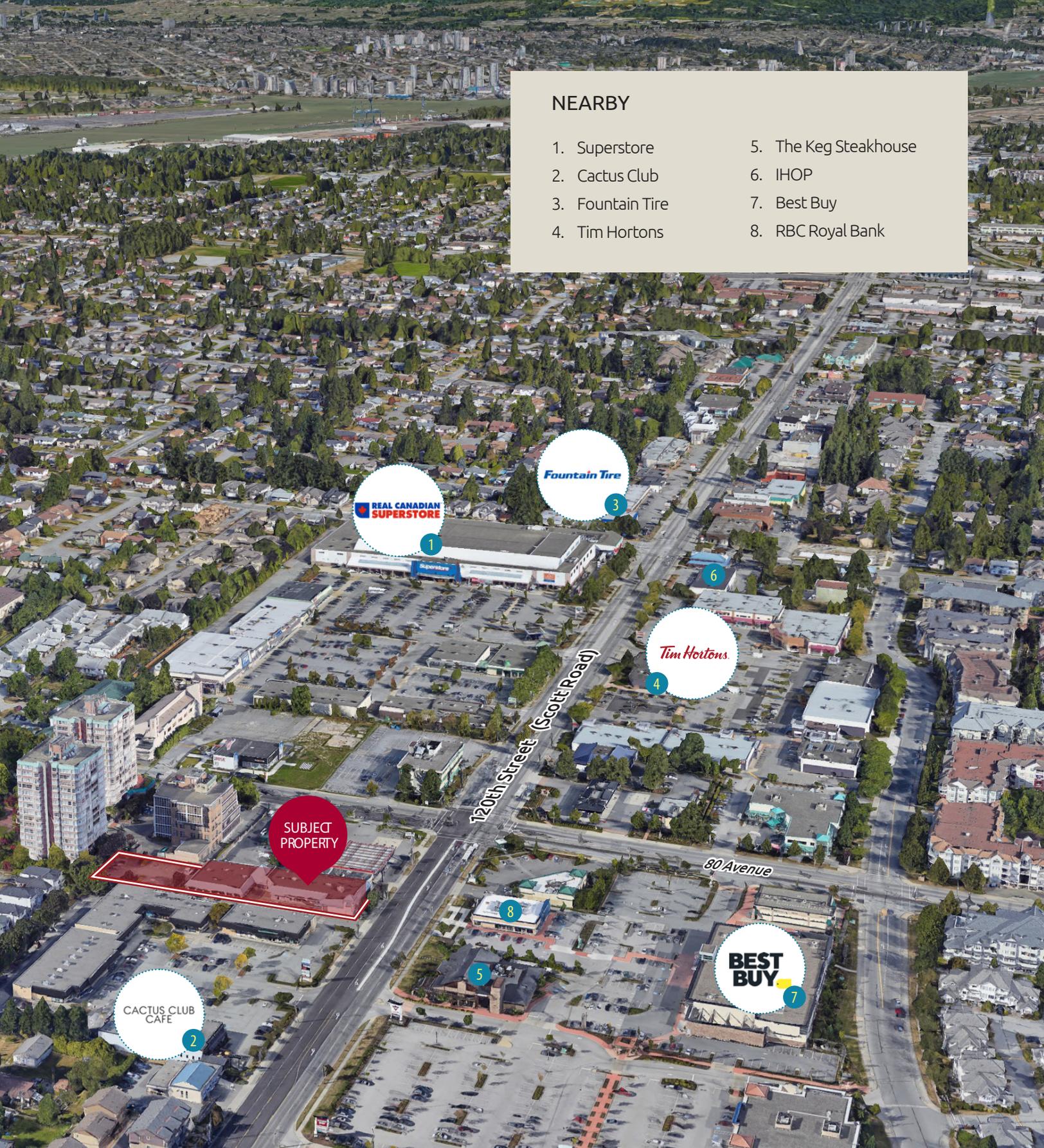
\$54,170

### ASKING PRICE

For further information, financials,  
or to arrange a private viewing,  
please contact the Listing Agent.

## NEARBY

1. Superstore
2. Cactus Club
3. Fountain Tire
4. Tim Hortons
5. The Keg Steakhouse
6. IHOP
7. Best Buy
8. RBC Royal Bank



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