

FOR SALE >
FREESTANDING FACILITY WITH EXISTING CASH FLOW



46,151 SQUARE FOOT OFFICE/INDUSTRIAL BUILDING ON ANNACIS ISLAND

630 CHESTER ROAD, DELTA, BC



An investment managed by
**Standard Life
Investments**

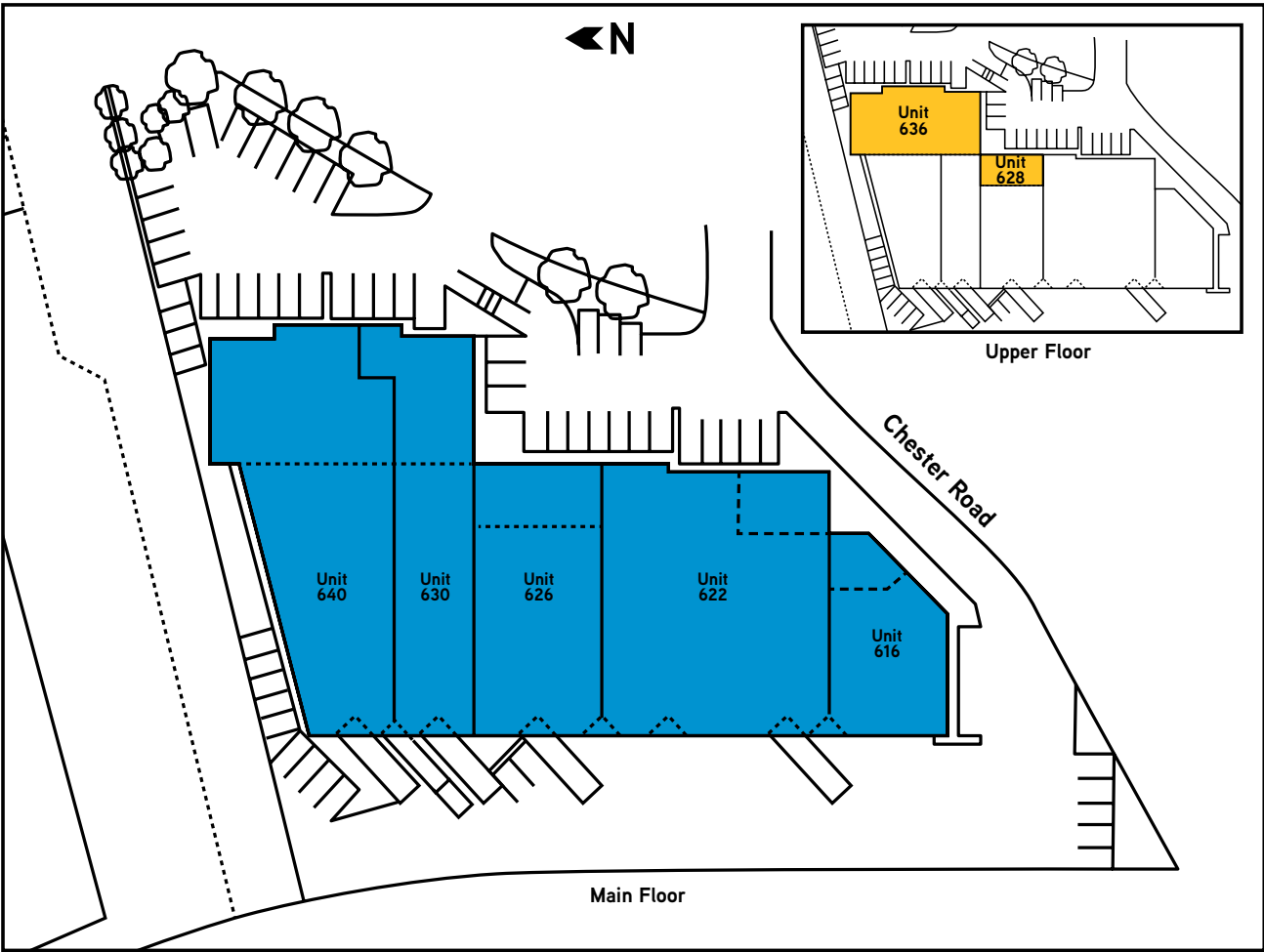
COLLIERS INTERNATIONAL
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FOR SALE



46,151 SQUARE FOOT OFFICE/INDUSTRIAL BUILDING LOCATED ON ANNACIS ISLAND

630 CHESTER ROAD, DELTA, BRITISH COLUMBIA



Lease Summary

Unit	Tenant	Area
616	H & R Block Canada Inc.	4,643 SF
622	Vacant	11,882 SF
626	Vacant	6,035 SF
628	Blue Edge Technology Solutions Inc.	1,531 SF
630	AyA Kitchens & Bath (Vancouver) Ltd.	6,376 SF
636	Vacant	6,250 SF
640	Vacant	9,434 SF
Total		46,151 SF

Site Area

2.151 acres

Existing Net Income

Contact listing agents for details.
Complete building and financial information shall be provided to qualified parties upon the execution of the Confidentiality Agreement

Opportunity

To acquire a high quality 46,151 SF multi-tenant office/industrial building with cash flow and partial vacancy. Approximately 12,550 SF of the building is occupied by three tenants. Various unit sizes ranging from 6,035 SF to 33,601 SF may be vacant and available to be occupied or leased. This is a rare opportunity for the purchaser to occupy a portion of the building for their own business, with the potential to expand over the years or simply have the balance of the complex for stable cash flow investment. In a market where very few properties come for sale, this is truly a rare opportunity.

Investment Highlights

- > Quality Annacis Island industrial real estate is highly sought after
- > Quick and easy access to the South Fraser Perimeter Road
- > Exposure to the Alex Fraser Bridge off ramp
- > Geographic centre of Metro Vancouver
- > Building offers flexibility to demise for multiple tenancies
- > Up to 33,601 SF available for occupancy
- > Title to be treated free and clear of financing

Location

This freestanding building is located at the entrance of Annacis Business Park, with exposure to Chester Road and quick freeway access. The Park is located in the centre of the Lower Mainland and caters to distribution and manufacturing users. The Alex Fraser Bridge provides easy access to Surrey, Delta the US Border, and the new South Fraser Perimeter Road, for quick access to Highway #1 and Deltaport. Richmond, Burnaby and Vancouver are also just minutes away via Highway #91.

Zoning

I-2 Heavy Industrial Zoning: permits a wide range of industrial uses including most manufacturing, warehousing, wholesaling, distribution and office uses.

Legal Description

PL 74184 LT 184 DL 351 LD 36 Group 1, PID 006-947-522

Building Features

- > Multi-tenant design
- > Dock and grade level loading
- > 21' clear ceiling heights
- > Concrete tilt-up construction
- > Ample glazing to office area
- > Ample on site parking available
- > Fully sprinklered
- > Attractively landscaped
- > 3-phase power
- > Exposure to the Alex Fraser Bridge
- > Professionally managed

Sale Price

~~\$5,750,000~~ \$5,295,000

Property Taxes (2013)

\$96,845.70

Offering Process

Prospective purchasers are invited to submit offers to purchase the property to Colliers.

For building tours, please contact Ewen Johnston or Andrew Lord to arrange an appointment.

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