



6455 64th 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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Delta, BC

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 64th Street, just north of 60th 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.

Property Details

Civic Address

6455 64th 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

\$5,795,000

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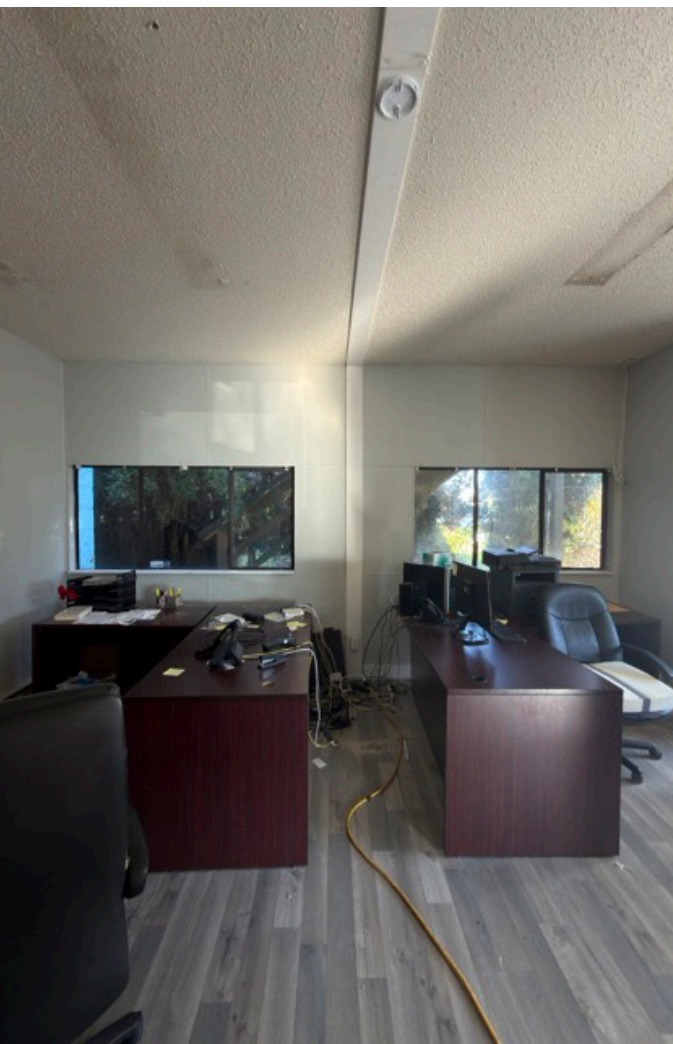
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