# KLEIN III | ... ROYAL LEPAGE COMMERCIAL

# Ladner Office For Sale

## \$2,999,999

4876 Delta Street

#### HIGHLIGHTS

Located in Downtown Ladner, street exposure, free street parking and easy to manage

OCP approved up to 4-5 floors

C1 Zoning, very attractive to an esthetician, medical professionals, and other business owners

#### SUMMARY

STATUS ADDRESS SIZE
Active 4876 Delta Street 4,713 SqFt

Estimate Payments

LISTING TYPE PROPERTY TYPE COMMERCIAL TYPE

For Sale Office Low Rise (2-4 Storeys)

#### DESCRIPTION

A rare investment opportunity in the booming Ladner downtown community with new developments on the way. This is zoned for office use and would be very attractive to an esthetician, medical professional (due to three washrooms in each suite) and to other business owners including legal, accounting or any business which requires office use.

The cap rate is estimated to be 5%+ based on current market lease rates. This is a very new building, built in 2018 with minimal maintenance requirements and very easily managed. Retail of 1,370 SF on main floor with two beautifully appointed 1650 SF each, two-bedroom suites above, building totals 4,713 SF. fully leased with excellent tenants. Free parking directly in front of the building.

#### Specialists



Sunny Oberoi

604 684 8844 • 721
sunny@kleingroup.com





















## Location

Sub-Area/Community         Ladner Elementary           Nearest Town         Ladner           Short Region Code         Vancouver           Land         Primary Property Type         Office           ML #         C8047786           Interest In Land         Freehold           Potential To Redevelop?         Yes           Environ. Assessment Done?         No           Reports Available         No           Building         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Stel Type         Asset	Address	4876 Delta Street
Area         Ladner           Zone         BC           Sub-Area/Community         Ladner Elementary           Nearest Town         Ladner           Short Region Code         Vancouver           Land         Primary Property Type         Office           ML θ         C8047786           Interest In Land         Freehold           Potential To Redevelop?         Yes           Environ. Assessment Done?         No           Reports Available         No           Building         No           Building Type         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq. Ft         1370           Other Area Sq. Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng. Subj Unit Spaces         2           Number Of 18 drm Apts         2           Number Of Penthouse Apts         2           Financial         Fransaction Type         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Gross	City	Ladner
Zone         BC           Sub-Area/Community         Ladner Elementary           Nearest Town         Ladner           Short Region Code         Vancouver           Land         Primary Property Type         Office           ML #         C8047786           Interest In Land         Freehold           Potential To Redevelop?         Yes           Environ. Assessment Done?         No           Reports Available         No           Building         Building           Building Type         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 18 drm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Province	British Columbia
Sub-Area/Community         Ladner Elementary           Nearest Town         Ladner           Short Region Code         Vancouver           Land         Primary Property Type         Office           ML #         C8047788           Interest In Land         Freehold           Potential To Redevelop?         Yes           Environ. Assessment Done?         No           Reports Available         No           Building         Building           Building Type         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 18 drm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Area	Ladner
Nearest Town         Ladner           Short Region Code         Vancouver           Land         Primary Property Type         Office           ML #         C8047788           Interest In Land         Freehold           Potential To Redevelop?         Yes           Environ. Assessment Done?         No           Reports Available         No           Building         Building Type           Building Type         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 18 drm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Zone	вс
Short Region Code         Vancouver           Land         Primary Property Type         Office           ML #         C8047786         Interest In Land         Freehold           Potential To Redevelop?         Yes         Environ. Assessment Done?         No           Reports Available         No         No         Building         Low Rise (2-4 Storeys)         No           Building Type         Low Rise (2-4 Storeys)         Subject Space SqFt         4713         Retail Area Sq Ft         1370         Other Area Sq Ft         3343         Building/Complex Name         2018         # Storeys         2         Pryeng - Subj Unit Spaces         2         Pryeng - Subj Unit Spaces         2         Pryeng - Subj Unit Spaces         2         Prinancial         For Sale         Sale Type         For Sale         Sale Type         Asset         List Price         2999999         Lease Type         Gross           Is This A Sublease?         No         Gross Property Tax         9934.43         No	Sub-Area/Community	Ladner Elementary
Land         Primary Property Type         Office           ML #         C8047786           Interest In Land         Freehold           Potential To Redevelop?         Yes           Environ. Assessment Done?         No           Reports Available         No           Building         No           Building Type         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkag - Subj Unit Spaces         2           Number Of 18 drm Apts         2           Number Of Penthouse Apts         2           Financial         2           Transaction Type         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Gross Property Tax         9934.43	Nearest Town	Ladner
Primary Property Type         Office           ML #         C8047786           Interest In Land         Freehold           Potential To Redevelop?         Yes           Environ. Assessment Done?         No           Reports Available         No           Building         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 18 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Short Region Code	Vancouver
ML #         C8047786           Interest In Land         Freehold           Potential To Redevelop?         Yes           Environ. Assessment Done?         No           Reports Available         No           Building         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkeg - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         2           Transaction Type         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Gross Property Tax         9934.43	Land	
Interest In Land         Freehold           Potential To Redevelop?         Yes           Environ. Assessment Done?         No           Reports Available         No           Building         Low Rise (2-4 Storeys)           Building Type         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         299999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Primary Property Type	Office
Potential To Redevelop?         Yes           Environ. Assessment Done?         No           Reports Available         No           Building         Low Rise (2-4 Storeys)           Building Type         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkog - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	ML #	C8047786
Environ. Assessment Done?         No           Reports Available         No           Building         Low Rise (2-4 Storeys)           Building Type         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Interest In Land	Freehold
Reports Available         No           Building Building Type         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Potential To Redevelop?	Yes
Building         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Environ. Assessment Done?	No
Building Type         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Reports Available	No
Building Type         Low Rise (2-4 Storeys)           Subject Space SqFt         4713           Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Building	
Retail Area Sq Ft         1370           Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	9	Low Rise (2-4 Storeys)
Other Area Sq Ft         3343           Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Subject Space SqFt	4713
Building/Complex Name         2018           # Storeys         2           Prkng - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Retail Area Sq Ft	1370
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Prkng - Subj Unit Spaces         2           Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Goss Property Tax         9934.43	Building/Complex Name	2018
Number Of 1 Bdrm Apts         2           Number Of Penthouse Apts         2           Financial         Transaction Type         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Gross Property Tax         9934.43	# Storeys	2
Number Of Penthouse Apts         2           Financial         For Sale           Sale Type         Asset           List Price         299999           Lease Type         Gross           Is This A Sublease?         No           Gross Property Tax         9934.43	Prkng - Subj Unit Spaces	2
Financial         For Sale           Iransaction Type         For Sale           Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Gross Property Tax         9934.43	Number Of 1 Bdrm Apts	2
Transaction Type         For Sale           Sale Type         Asset           List Price         299999           Lease Type         Gross           Is This A Sublease?         No           Gross Property Tax         9934.43	Number Of Penthouse Apts	2
Sale Type         Asset           List Price         2999999           Lease Type         Gross           Is This A Sublease?         No           Gross Property Tax         9934.43	Financial	
Lease Type         Gross           Is This A Sublease?         No           Gross Property Tax         9934.43	Transaction Type	For Sale
Lease Type         Gross           Is This A Sublease?         No           Gross Property Tax         9934.43	Sale Type	Asset
Is This A Sublease? No Gross Property Tax 9934.43	List Price	2999999
Gross Property Tax 9934.43	Lease Type	Gross
	Is This A Sublease?	No
Tax Year 2022	Gross Property Tax	9934.43
	Tax Year	2022