

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



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Location

Address	4876 Delta Street
City	Ladner
Province	British Columbia
Area	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 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

Transaction Type	For Sale
Sale Type	Asset
List Price	2999999
Lease Type	Gross
Is This A Sublease?	No
Gross Property Tax	9934.43
Tax Year	2022

