

FOR SALE

101-1628 FOSTER'S WAY

Delta, BC

- Industrial corner unit, with a well maintained warehouse
- Easy Highway Access
- Ample Parking
- Central Location



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PROPERTY INFORMATION

LEGAL DESCRIPTION

STRATA LOT 1, PLAN LMS3072, DISTRICT LOT 351 , GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

PID

024-011-711

SUBJECT SPACE SQFT

3,994

ZONING

I2

YEAR BUILT

1998

PARKING

7

LISTING PRICE

\$2,300,000



101-1628 FOSTER'S WAY

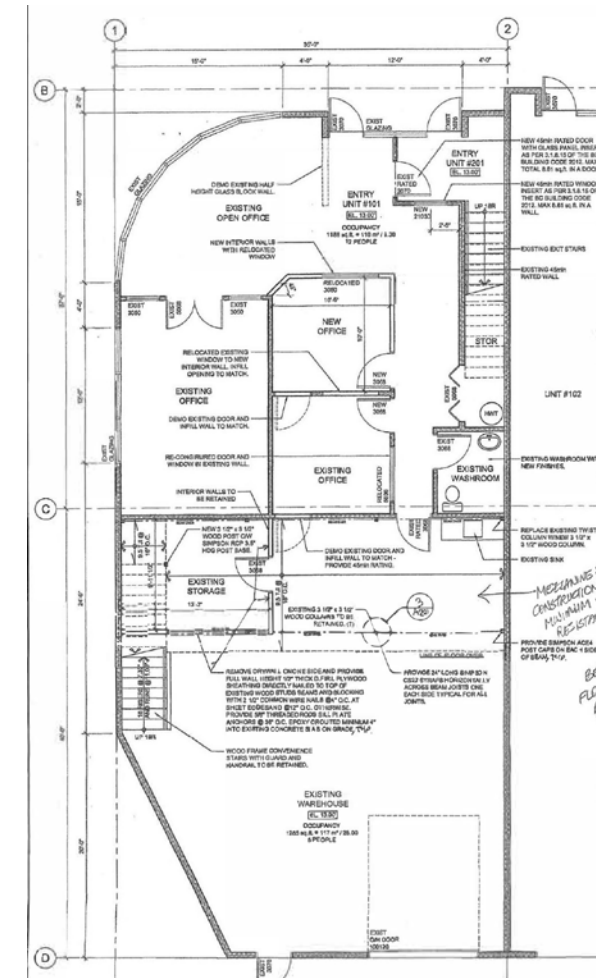
Delta, BC

An industrial corner unit, with a well maintained warehouse, 7 private offices, reception area, a large boardroom, and a mezzanine with kitchenette. The main floor consists of approximately 1,188 SF of office/showroom, and the warehouse is approximately 1,265 SF with 20' clear ceiling height. The second floor consists of 1,163 SF of fully built out offices and approximately 378 SF mezzanine with kitchenette. This unit has ample parking with 7 parking stalls allocated as limited common property. It is currently tenanted with options. The subject property allows for easy highway access, located just off the Alex Fraser Bridge and minutes from the Queensborough Bridge and Richmond Connector. Situated on Annacis Island, this area is highly sought after by most businesses, given its central location and proximity to areas throughout the Lower Mainland.

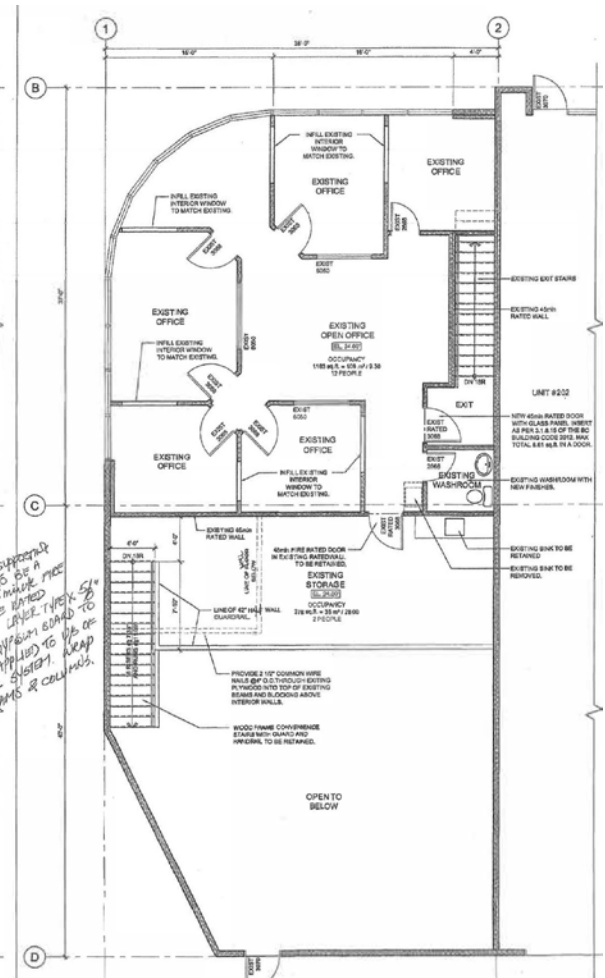


Floor Plan

Main Floor - Unit 101



Second Floor Plan



Mezzanine Area	378 SF
Warehouse Area	1,265 SF
Office Area	2,351 SF
TOTAL	3,994 SF

IMPORTANT NOTICE
 Measurements taken from As-Built-Floor Plan and are approximate. Buyer or Buyer's agent to verify and confirm measurements if deemed important.



Alex Fraser Bridge

SUBJECT
PROPERTY

Fraser River

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