

## 101 & 201 - 1628 Foster's Way, Delta, BC

### Highlights

- ▶ 1,265 SF warehouse with 20' clear ceiling height and one grade loading door
- ▶ 7 private offices, reception area, a boardroom
- ▶ 378 SF mezzanine with kitchenette
- ▶ 2,351 SF of office/showroom
- ▶ 7 parking spaces

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# 101 & 201 1628 Foster's Way Delta, BC

## The Opportunity

The property represents a rare opportunity to purchase a 3,994 SF strata office warehouse constructed in 1998, with 7 private offices, reception area, a 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 and one grade loading door. There are a total of nine strata units in the complex and The City of Delta Official Community Plan designates the existing General Land use for the property as "Industrial." The intent of this designation is to establish light, heavy, and water-related industrial uses.

## Location

The property is located on the corner of Foster's Way and Cliveden Avenue on Annacis Island in Delta, BC. The property has easy highway access to the Alex Fraser Bridge, the Queensborough Bridge and Richmond Connector, with access to the rest of the Lower Mainland, Greater Vancouver, and all amenities.

## Property Details

### Civic Address

101 & 201 1628 Foster's Way  
Delta, BC V3M 6S6

### Legal Description

Strata Lot 1 District Lot 351 Group 1  
New Westminster District Strata Plan  
LMS3072

### PID

024-011-711

### Size

3,994 SF

### Zoning & OCP Designation

I-2 (Medium Impact Industrial Zone)

### Property Taxes

\$12,393.78 (2024)

### Price

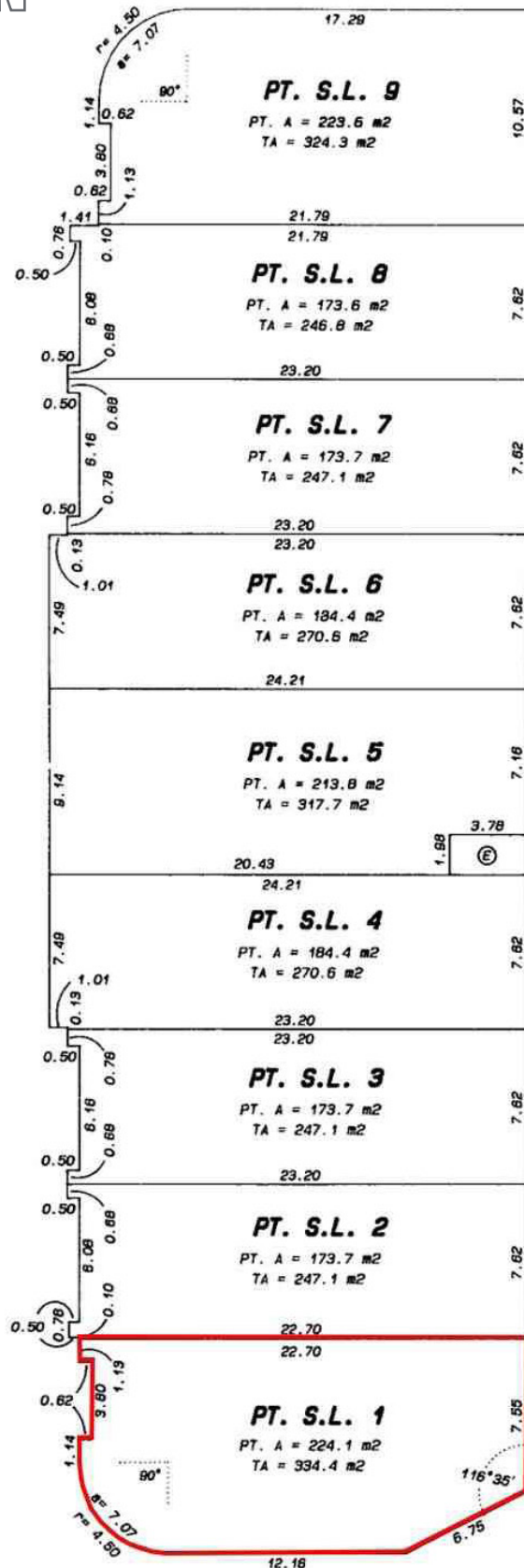
\$1,290,000



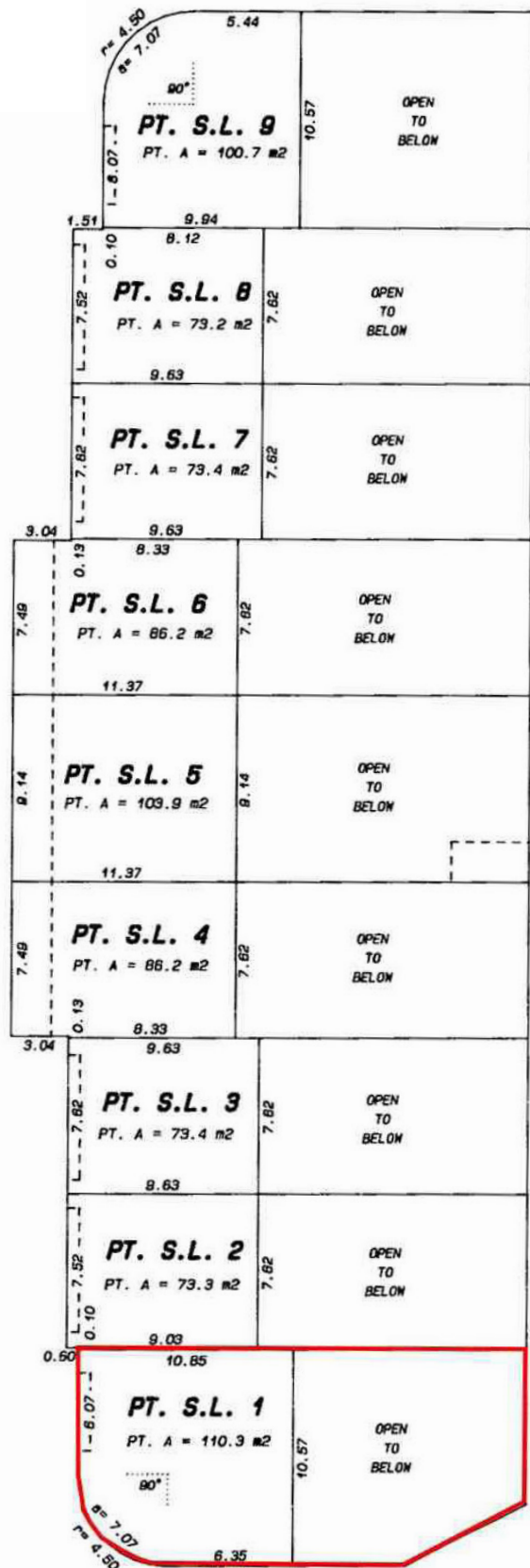
# Strata Plan LMS3072



## Ground Floor



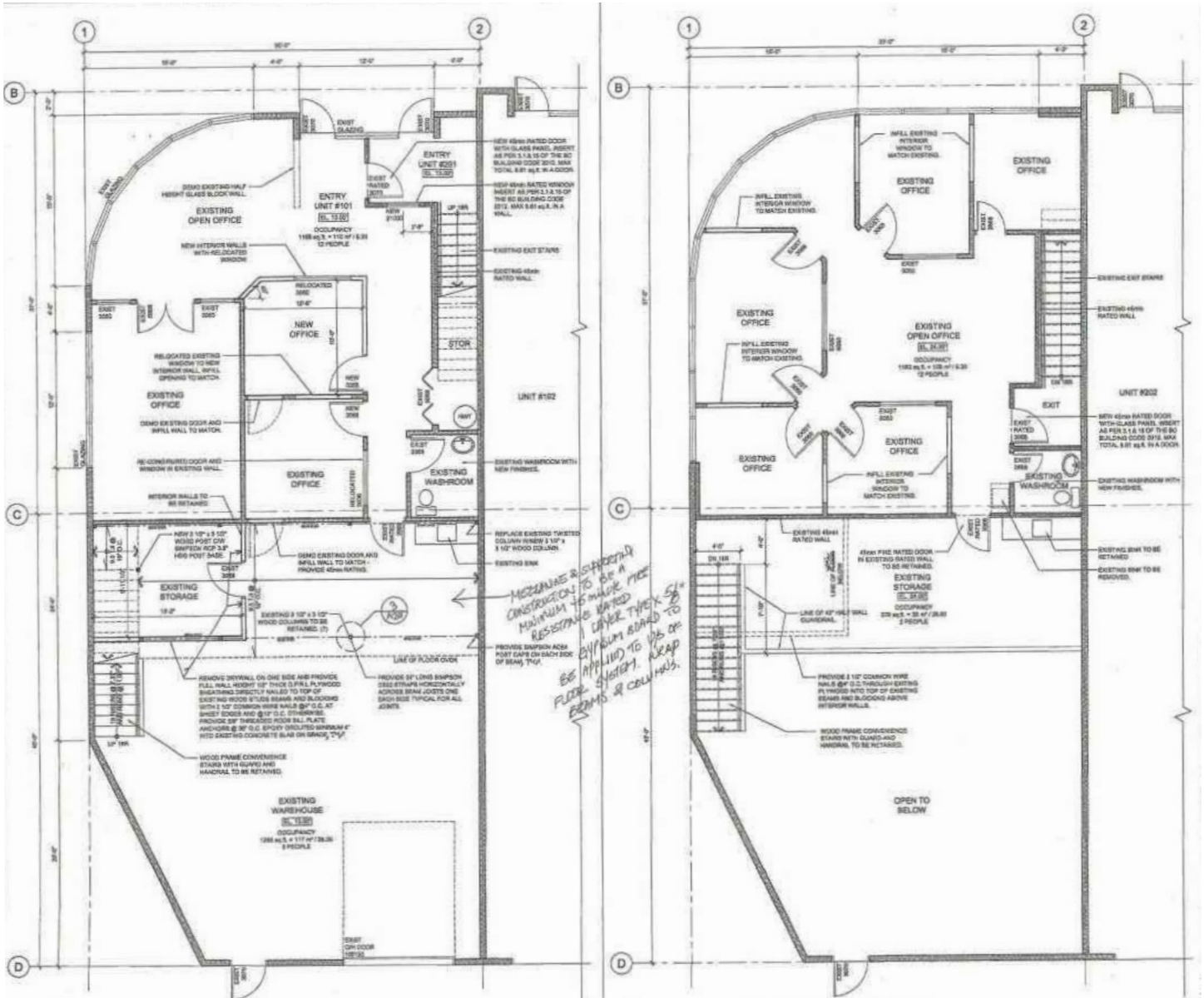
## Mezzanine



# Floor Plan

# Unit 101

# Unit 201





**UNIT 101 - RECEPTION**



**UNIT 101 - BOARDROOM**



**UNIT 101 - HALLWAY**



**UNIT 101 - PRIVATE OFFICE 1**



**UNIT 101 - PRIVATE OFFICE 2**



**UNIT 101 - WASHROOM**





UNIT 101 - WAREHOUSE



UNIT 101 - MEZZANINE



UNIT 101 - REAR LOADING





**UNIT 201 - STAIRWAY**



**UNIT 201 - RECEPTION**



**UNIT 201 - PRIVATE OFFICE 1**



**UNIT 201 - PRIVATE OFFICE 2**



**UNIT 201 - BOARDROOM**



**UNIT 201 - STAFF AREA**







**RICHMOND (20KM)** ←  
25-MIN DRIVE

WESTMINSTER HWY

GLIVEDEN AVE

ANNACIS CHANNEL

ANNACIS ISLAND

FOSTERS WY



**1628**  
**FOSTERS WY**

DERWENT WY

FRASER RIVER

RIVER RD

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