

**AVISON
YOUNG**

For Sale

**Units 108 & 208 - 8275 92nd Street
Delta, BC**



Opportunity to purchase a 3,286 sf
modern warehouse with office space

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Property details

SIZE:

Warehouse 2,224 sf

Office 1,062 sf

Total 3,286 sf

ZONING: I-2 (Medium Impact Industrial)

YEAR BUILT: 2015

SALE PRICE: \$1,750,000.00

PROPERTY TAX: \$10,287.73

STRATA FEES: \$290.45 (2023 EST)

LEGAL DESCRIPTION: STRATA LOT 11 DISTRICT LOT 132 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2712 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.

PID: 029-535-743 & 029-535-824

AVAILABILITY: Immediate








Opportunity

Opportunity to purchase a first class industrial office/warehouse space with a built-in kitchenette, floor-to-ceiling windows providing ample glazing and attractive curb appeal.

Location

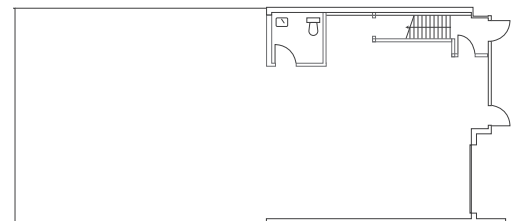
Located in North Delta, Buckingham Industrial Estates offers impeccable access to River Road and provides high exposure frontage to 92nd Street. Ideally situated for businesses requiring easy access throughout Metro Vancouver via nearby arterial routes such as Highway 17, 91, and 99. This prime location accommodates convenient access to the Delta Port, the Canada/US Border and Vancouver International Airport.

Property highlights

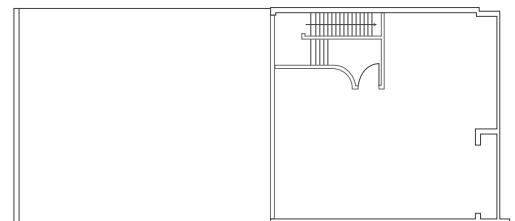
-  26' clear ceiling height in warehouse
-  Gas fire unit heater
-  3 phase power system
-  Front grade-level loading door (10' x 10')
-  Reserved on-site parking
-  ESFR sprinkler system
-  Fluorescent lighting

Floorplan

Ground floor



Second floor



#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

