



**9513 Gunderson Road** | North Delta, BC

## **FOR SALE** | Rare Industrial/Residential Opportunity on the Fraser River

A rare chance for owner-occupiers and industrial property investors to secure one of the last remaining mixed-use parcels on Gunderson Road. This property combines light industrial zoning, Fraser River access, and an existing income-producing residence.

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# 9513 Gunderson Road

## North Delta, BC

### Key Features

- ▶ **IL1 Light Industrial Zoning** – wide range of permitted uses including shop, warehouse, heavy-duty/diesel repair, marine services, and more
- ▶ **Direct Fraser River Access** – potential to generate additional income through boat moorage
- ▶ **1,200 SF Two-Storey Home** – currently tenanted, offering built-in rental income or future live/work potential
- ▶ **Excellent Transportation Links** – immediate access to Highway 17 with quick connections to major trade routes
- ▶ **Rare Offering** – one of only three residential/industrial properties remaining on Gunderson Road

### Ideal For

- ▶ **Owner-Occupiers** looking to establish their business and residence on the same property
- ▶ **Investors** seeking an income-producing industrial asset with strong long-term potential
- ▶ **Specialty Operators** in marine, automotive, or service industries who can leverage the riverfront location

### Why 9513 Gunderson Road?

This property offers a combination of **functionality, income potential, and scarcity**. Whether you are looking to consolidate business operations, secure a versatile investment, or capitalize on riverfront industrial land in Delta, this opportunity is not to be missed.

### Property Details

#### Legal Description

Lot 3 District Lots 23 And 24 Group  
2 And Of Section 34 Block 5 North  
Range 3 West New Westminster  
District Plan 11763

#### PID

005-956-307

#### Lot Size

7,243 SF

#### Floor Area

1,210 SF

#### Zoning

I1 - Low Impact Industrial

#### Year Built

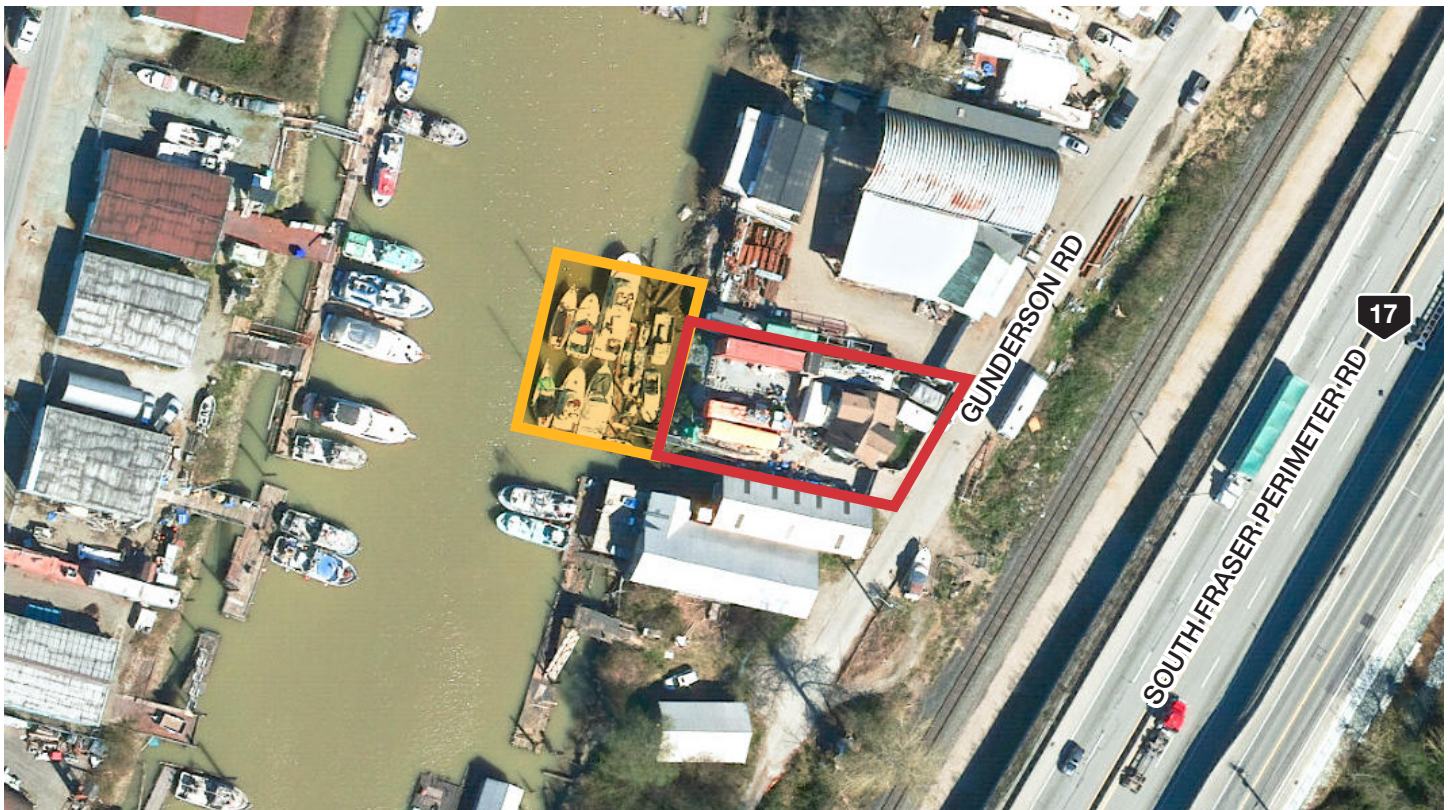
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#### Price

\$1,099,999



# Waterway Lease Survey Plan



**NAI Commercial**

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