



FOR SALE

—
649 Derwent Way
Delta, BC

1.84 Acres Industrial Investment Property on Annacis Island

Sam Emam

Personal Real Estate Corporation

604.420.4205

Sam.Emam@macdonaldcommercial.com

Macdonald

COMMERCIAL

Member of:

CRFAC
International

649 Derwent Way

Delta, BC

EXECUTIVE SUMMARY

LEGAL DESCRIPTION

LOT 100 PLAN NWP46420
DISTRICT LOT 312 LAND DISTRICT
1 LAND DISTRICT 36

PID	YEAR BUILT
006-093-086	1957

BUILDING SIZE *

Warehouse	35,600 SF
Office	4,600 SF
Total	40,200 SF

PROPERTY SIZE *

1.84 acre lot

ZONING

I2 zoned industrial land

SALE PRICE

\$20,500,000

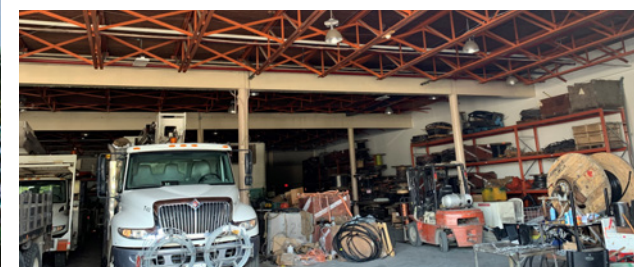
* APPROXIMATELY

Purchaser to verify all measurements,
numbers and information



PROPERTY DESCRIPTION

A well-maintained owner-occupied industrial building with yard on a 1.84 acre* lot. The property is located on Derwent street between Caldew Street and Belgrave Way on Annacis Island in Delta, BC. Annacis Island is centrally located within the lower mainland with direct access to HWY 91 and is only a 20 min drive from the US border, 24 min to YVR and 40 min to Downtown Vancouver.



PROPERTY FEATURES

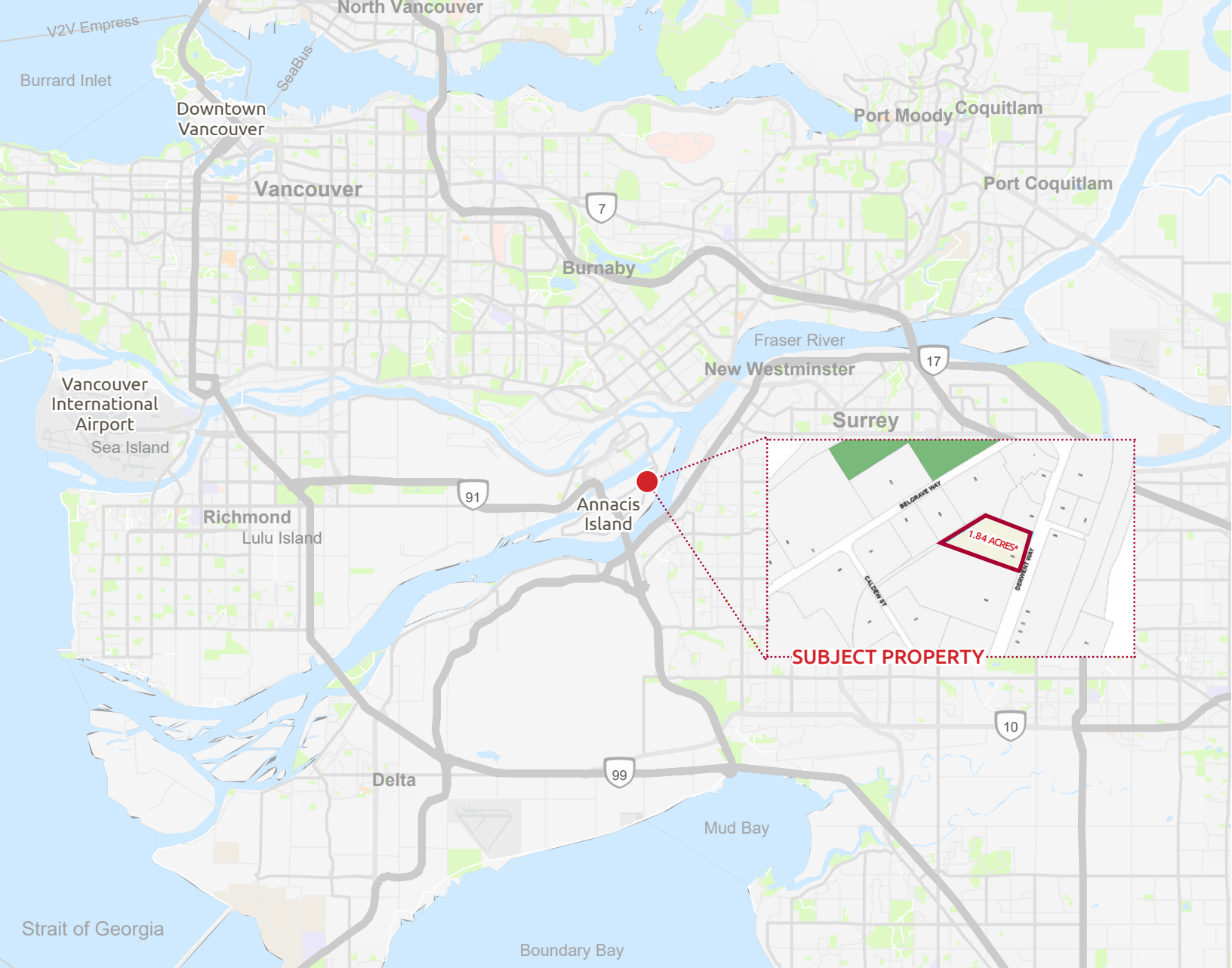
- Fully sprinklered
- Grade level loading (10)
- Men's and women's washrooms
- Quality office improvements
- Air conditioned
- New roof (2018)
- Ample parking and yard space
- Heavy 3 phase power
- Ceiling height is 22' *
- Currently owner occupied

1.84 Acre Lot*

35,600 SF*
warehouse space

4,600 SF*
office space

I-2 zoning



Drive time to

US Border	20 min
YVR	24 min
Downtown Vancouver	40 min

Sam Emam

Personal Real Estate Corporation

604.420.4205

Sam.Emam@macdonaldcommercial.com

Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver, BC V6J 1P5

www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

Macdonald

COMMERCIAL