



FOR SALE BY COURT ORDER

Delta Golf & Country Club

11550 LADNER TRUNK ROAD, DELTA, BC

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Executive Summary



Introduction to The Delta Golf & Country Club

Delta Golf & Country Club represents an exceptional opportunity to acquire an 18 hole golf facility on more than 64 acres in Delta, British Columbia. Situated on the south side of Ladner Trunk Road, just east of Highway 91 and north of Highway 99, the property benefits from outstanding visibility.

The offering includes a 4,954 yard par 68 course supported by a 6,357 sq.ft clubhouse built in 2012, and operations are serviced by a 5,650 sq.ft. maintenance facility, on course washrooms, natural water features and extensive paved parking. With level topography and well maintained improvements, the property provides a turnkey offering for golf operations, community use, and events, while also providing land banking opportunities for alternative uses. The offering's location next to the Delta Golf Centre driving range creates additional opportunities for buyers looking to expand their operations.

With limited regional tee time availability and the scarcity of large landholdings in the Lower Mainland, the property offers both operational strength and long term land value banking. Delta Golf & Country Club is well suited for investors seeking secure land banking assets or purchasers looking to elevate an established recreational property in a tightly held and highly connected agricultural district.

Highlights



ESTABLISHED 18-HOLE GOLF COURSE

- Fully operational 18 hole, 4,954 yard par 68 public golf course on more than 64 acres
- Long standing community recreation asset in South Delta



TURNKEY FACILITIES & INFRASTRUCTURE

- Modern 6,357 sq.ft. clubhouse built in 2012 with dining, pro shop, offices, and banquet space
- 5,650 sq.ft. maintenance building with equipment storage and golf cart charging



PREMIER DELTA LOCATION

- Highly visible and accessible corner between Highway 91 and Highway 99
- Adjacent to the Delta Golf Centre driving range, enabling natural cross-promotion
- Surrounded by agricultural lands, parks, and rural residential neighbourhoods

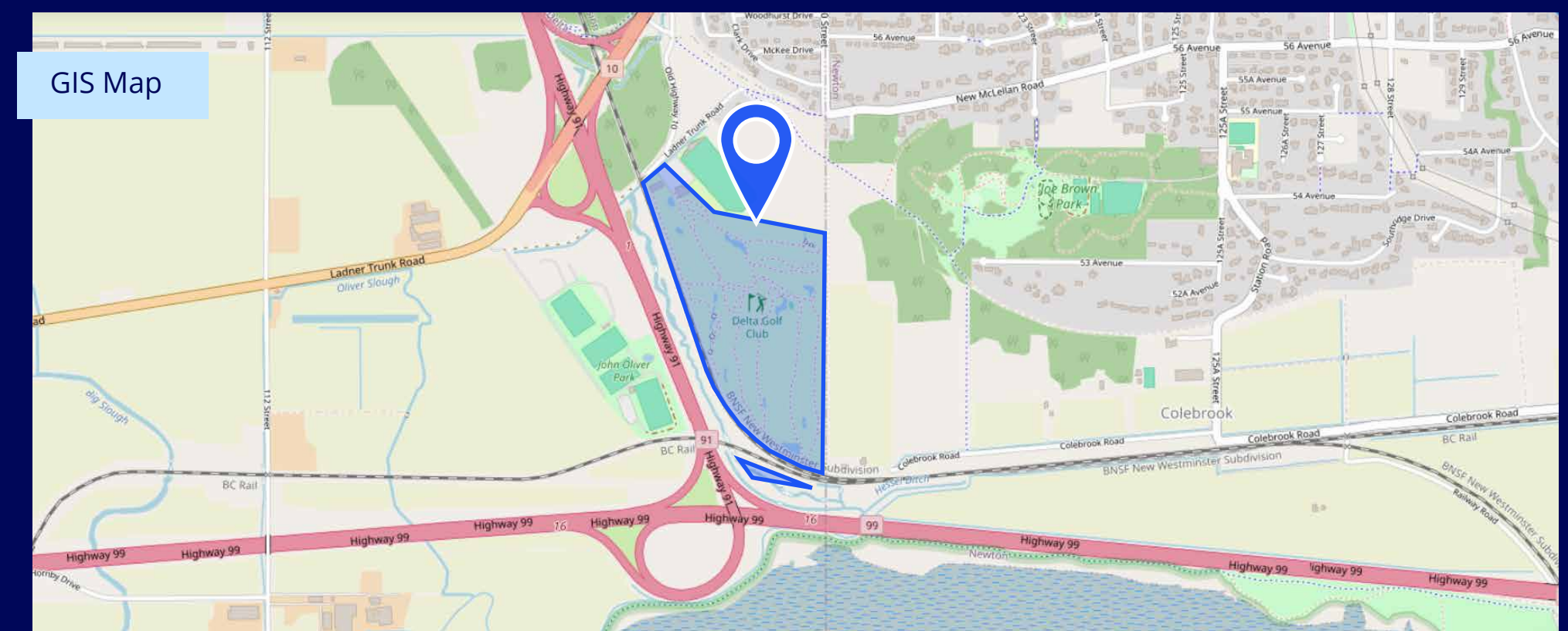




Salient Facts

11550 Ladner Trunk Road, Delta, BC

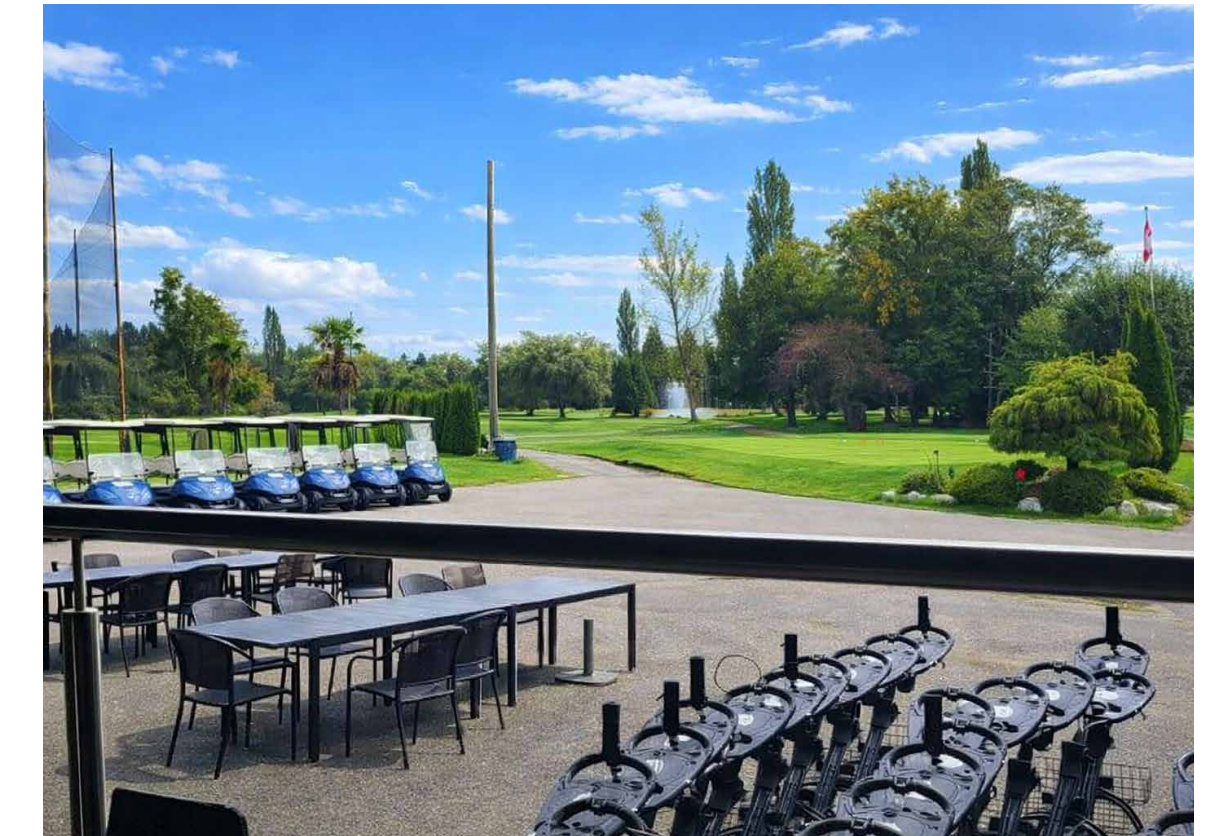
Legal Address:	PID: 028-194-331; Lot 1 Section 1 Township 4 and District Lot 243 Group 2 New Westminster District Plan BCP44220
Site Area:	64.80 acres
Zoning:	CD 383 - Comprehensive Development
OCP:	Agricultural / Conservation and Leisure
Property Taxes (2025):	\$52,073.50
Asking Price:	\$10,750,000



Features & Amenities

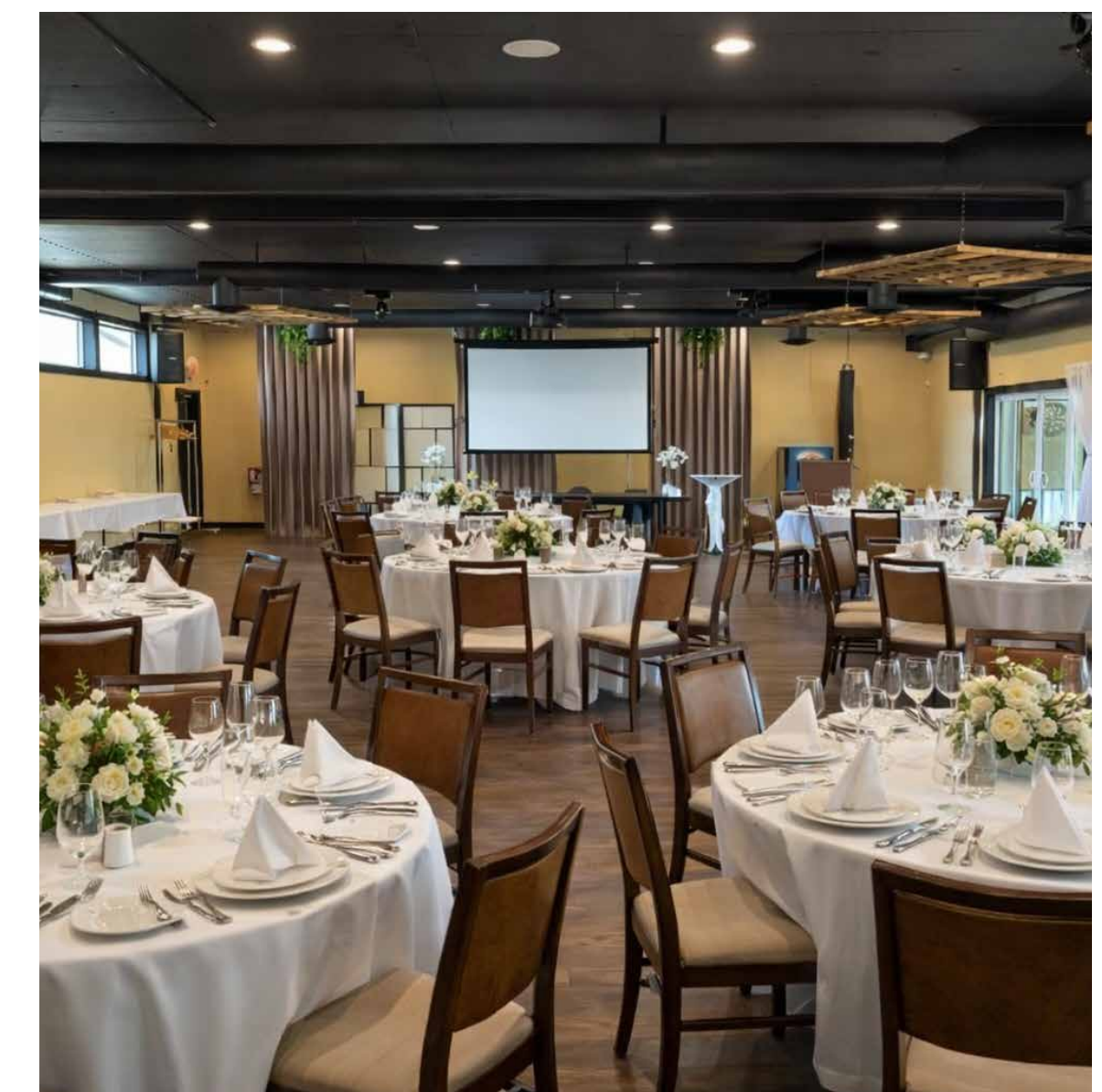
Golf Course Features

- 18-hole, 4,954 yard par 68 golf course
- Level topography suitable for all playing levels
- Multiple natural water features integrated throughout the course
- On course men's and women's washrooms
- Mid course snack bar and rest areas
- Adjacent to the Delta Golf Centre



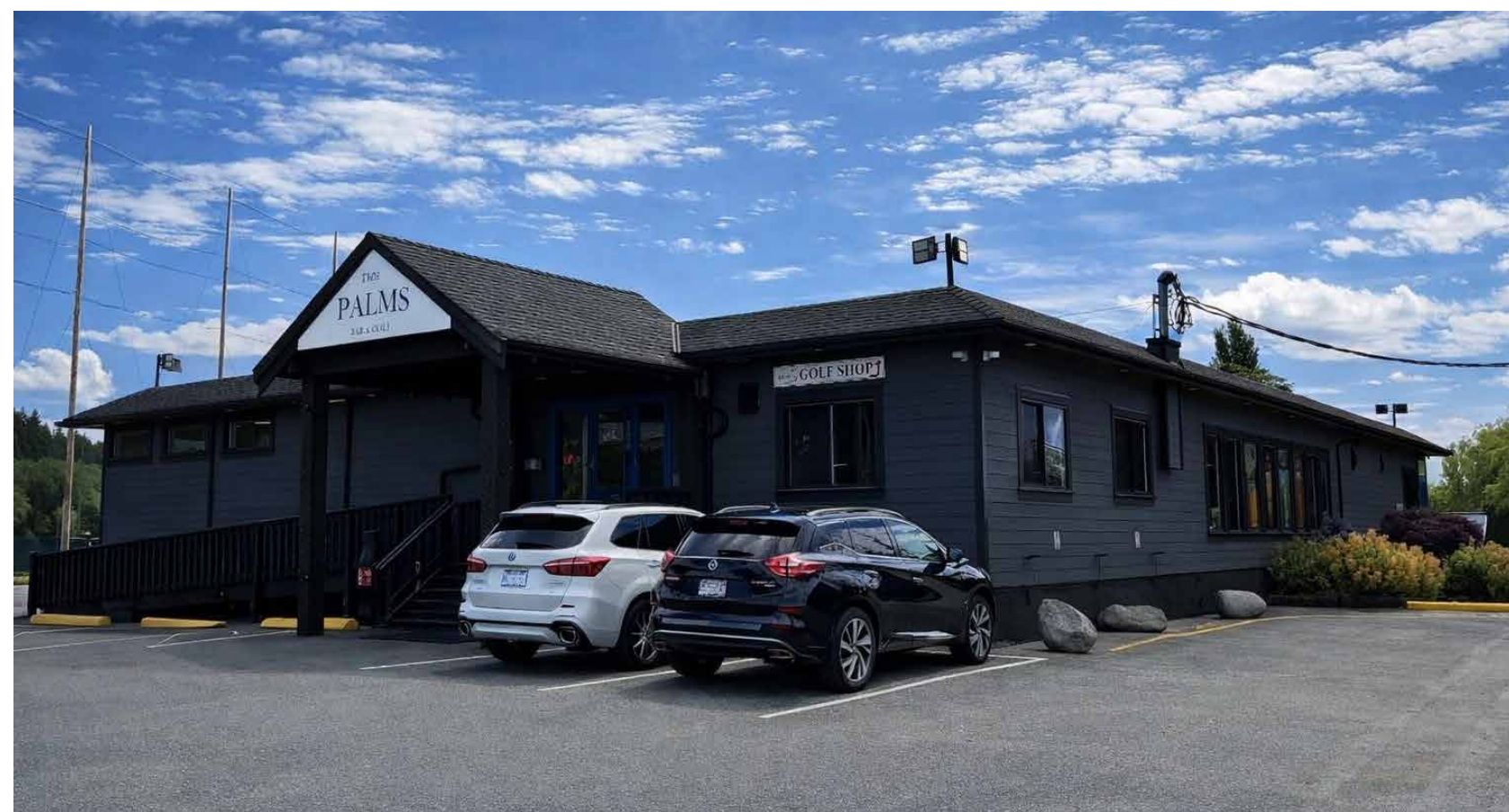
Clubhouse Amenities

- 6,357sq.ft. clubhouse built in 2012
- Pro shop with storage
- Lobby area with private offices
- Cafeteria and bar area with commercial kitchen and cold storage
- 150 seat banquet room with additional washrooms
- Large covered patio with outdoor seating



Operational & Site Infrastructure

- 5,650 sq.ft. maintenance building with equipment bays
- Dedicated golf cart storage and charging area
- Multiple operational outbuildings including pump houses and chemical storage
- Four concrete bins for materials storage (soil, sand, gravel)
- Extensive paved parking with approximately 111 stalls
- Property serviced by municipal water and artesian well for irrigation, with utilities including electricity and natural gas



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Offering Process

Prospective purchasers are invited to submit offers to purchase the property for consideration by the Receiver. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of the offer preferred by the Receiver. Please reach out to the listing agents for more information.

Note that the sale of the property will be subject to approval by the Supreme Court of British Columbia.

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