



8737 120<sup>th</sup> Street | Delta, BC

**FOR SALE** | Fully Leased High Exposure Retail Strip  
Centre with Drive-Thru

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# 8737 120<sup>th</sup> Street

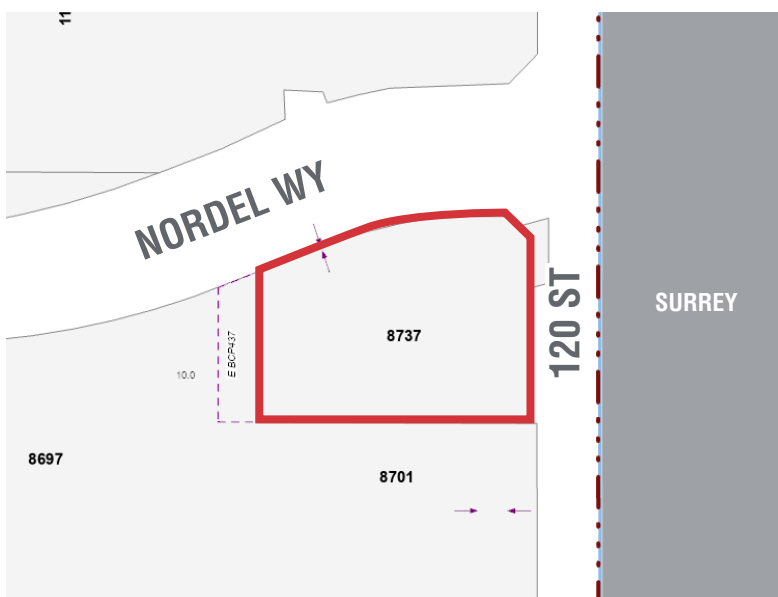
## Delta, BC

### Opportunity

To acquire a 100% freehold interest in a fully leased, highly coveted, high exposure retail strip centre with drive-thru. The property has long term redevelopment potential based on its Scott Road Corridor high density designation.

### Location

The property is located at the southwest corner of Nordel Way and 120<sup>th</sup> Street (Scott Road) in the Kennedy Heights neighbourhood of North Delta in the City of Delta. Recent changes to the City of Delta's Official Community Plan within the Scott Road Corridor envision mid to high rise residential mixed use buildings with ground floor commercial uses.



## Salient Details

### Legal Description

Lot 99, Plan BCP33819, Section 25, Township 4, New Westminster Land District  
PID: 027-336-441

### Building Size

6,754 SF constructed circa 2008

### Lot Size

36,381 SF, irregular

### Tenancy

KFC/Taco Bell: 3,006 SF; and  
AHM Alliance Trading Company: 3,748 SF

### Zoning

CD362 permitting a wide range of retail uses including drive-thru restaurants

### OCP Designation

Scott Road Corridor - High Density

### Parking

35 stalls (5.18 per 1,000 SF)

### Gross Taxes (2024)

\$73,644.95

### Net Operating Income (2025)

\$244,614

### Price

\$10,450,000



## KENNEDY PARK & TENNIS COURTS

## WALMART SUPERCENTRE

- Tandoori Flame
- Pacific Pharmacy
- La Meza Grill

- Kennedy Pub
- Therapex Health Centre

**8737**  
120 ST

## NORDEL WY

## HELLINGS ELEMENTARY

- Anytime Fitness
- Mc-Oak Bakery
- Bains Pharmacy
- Physiotherapy and Sports Clinic
- Saravanaa Bhavan

## NORTH DELTA REC CENTRE

## NORDEL CROSSING SHOPPING CENTRE

- Save-On-Foods & Pharmacy
- Shoppers Drug Mart
- BCLIQUOR
- Boston Pizza
- Dental Centre
- Canada Post
- Tim Hortons
- Scotiabank
- Medical Clinic
- LifeLabs
- Subway
- Freshii
- Nordel Sushi

## 120 ST (SCOTT RD)

## NORTH DELTA SECONDARY

## KENNEDY TRAIL ELEMENTARY



**75**  
VERY  
WALKABLE

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