

FOR SALE | INDUSTRIAL  
UNITS 103 & 203 - 8275 92 STREET  
DELTA, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,826 SF First Class Office/Warehouse**
- ▶ **Quality End Cap Unit**

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## Available Area

Warehouse	1,559 SF
Main Floor Office	742 SF
Second Floor Office	1,525 SF
<b>Total</b>	<b>3,826 SF</b>

## Legal Description

STRATA LOT 1 & 9, PLAN EPS2712,  
DISTRICT LOT 132, GROUP 2  
PID: 029-535-727 & 029-535-808

## Zoning

I-2 (Medium Impact Industrial Zone) - permits a wide range of uses including manufacturing and transportation uses and all types of low impact industry. A full copy of the bylaw will be provided upon request.

## Property Taxes (2023)

\$14,554.24

## Strata Fees

\$337.65

## Asking Price

\$2,499,000 \$1,999,000

## Availability

Contact listing agent

## Location

The subject premises is located south of River Road and provides frontage to 92nd Street at Buckingham Industrial Estates in North Delta. This prime location is ideally situated for businesses requiring ease of access to most areas in the Lower Mainland. The property is within minutes of Highway 17 allowing easy connections to Highway 91 & 99. This ideal location provides convenient access to the Delta Port, Canada/US Border and Vancouver International Airport.

## Features

- ▶ Excellent exposure
- ▶ Attractive design & glazing, natural lighting
- ▶ Grade loading
- ▶ Forced air heater
- ▶ 13' to 26' clear ceilings (warehouse)
- ▶ Ample parking
- ▶ Full HVAC office space
- ▶ Private offices
- ▶ Washrooms (1 up 1 down)
- ▶ Kitchenette

