



**FOR SALE**

4,251 SF Strata Unit with  
Dock Level Loading

**UNIT 101**

**7073 VENTURE ST.**

DELTA, BC



**CUSHMAN &  
WAKEFIELD**



UNIT 101  
7073 VENTURE ST.  
Delta, BC



## PROPERTY HIGHLIGHTS



### LOCATION

7063 Venture Street is strategically located in Tilbury Industrial Park, which has established itself as one of the premier industrial parks in Greater Vancouver. This high-quality warehouse project offers easy access via River Road and the South Fraser Perimeter Road to Highways 99, 91 and 17, which provide excellent links to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley and the US Border.



### FEATURES

- Quality tilt-up concrete construction
- Front office/rear loading design
- Ground floor footprint 26' x 83'
- Dock-level loading with leveller
- 3-phase electrical Service
- HVAC, washrooms up and down
- Parking right outside the front door
- Public transit minutes away



### ZONING

I2 Medium Impact Industrial Zoning. The intent of this zoning district is to provide for industrial uses, independent office uses and specified limited retail uses.



### AVAILABLE AREA

Dock-level warehouse	1,361 SF
Ground floor office	772 SF
Mezzanine office	772 SF
Mezzanine lunchroom, storage	1,346 SF
Total Area Available	4,251 SF



### SALE PRICE

\$1,899,000 (\$447 PSF)



### AVAILABLE

In 30 to 60 days



### STRATA FEE (2025)

\$250.75



### COMMENTS

Unit 3 is currently rented on a month-to-month basis and is generating \$8,141.00 Gross per month including GST. To arrange a tour of Unit 101 requires a minimum of 24 hours' notice and it may not be possible to arrange it for the following day. Please phone the Listing Agents well in advance. Thank you.



### PROPERTY TAXES (2024)

\$10,695.65



#### FOR MORE INFORMATION, CONTACT:

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