

FOR SALE
7940 118TH St.
11821 & 11831 79A Ave.
DELTA, BC



View Property Video

**EXCEPTIONAL APARTMENT DEVELOPMENT OPPORTUNITY IN
HIGHLY SOUGHT-AFTER DELTA**



THE OPPORTUNITY

Cushman & Wakefield ULC, as the exclusive agent for the Vendor, is pleased to present the exceptional opportunity to acquire a 100% freehold interest in a premier development site located at 7940 118 Street and 11821/11831 79A Avenue, Delta, BC (the “Property”).

Strategically positioned within the proximity of Scott Road Corridor, the Property offers outstanding connectivity and access to a wide range of amenities including retail, schools, parks, and transit. Spanning three legal parcels and totaling approximately 1.30 acres, the site represents a rare chance to deliver a large-scale multifamily community in one of Metro Vancouver’s fastest-growing suburban markets.

The proposed plans envision a 6-storey residential building with a density of 2.93 FAR (165,567 SF buildable), comprising 223 modern homes with a diverse mix of studios, one-bedroom, one-bedroom plus dens, two-bedroom, and three-bedroom units. Thoughtfully designed indoor and outdoor amenity spaces, along with a dedicated daycare facility, will further enhance livability and long-term community appeal.

The proposed development has undergone initial consultation with the City of Delta; the application has been submitted and updated drawings with PDR comments that are ready to be submitted to City Hall. PLD will be obtained within a few months.

This offering represents a unique opportunity for developers and investors to secure a fully envisioned multifamily project in a desirable and well-established residential area, supported by municipal planning policy and strong demand fundamentals.

INVESTMENT HIGHLIGHTS



INFILL LOCATION: The site is ideally situated in an established residential area of Delta, slightly removed from a busy intersection, offering the benefit of peace and quiet while still being within walking distance to all major day-to-day amenities. Positioned in a designated growth area, the property enjoys strong connectivity and walkable access to retail, schools, parks, and transit.



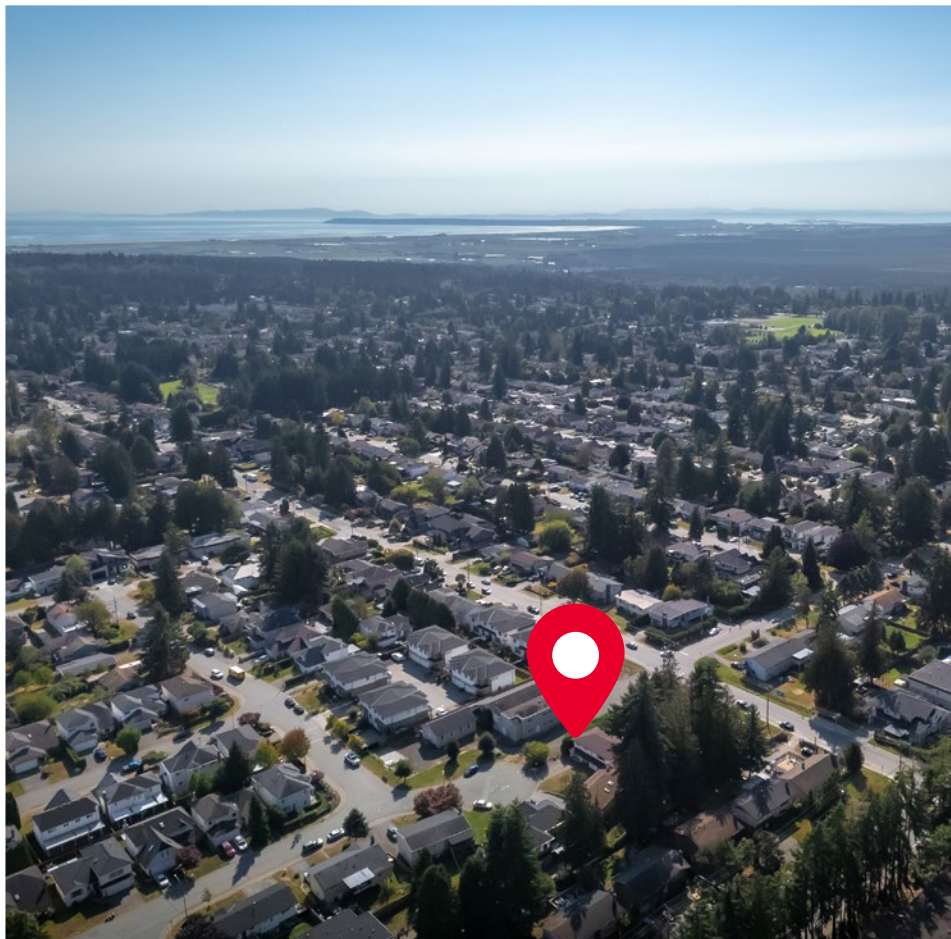
PROPOSED PLAN: A well-conceived plan features a balanced mix of unit types while maintaining an efficient average unit size of approximately 633 SF, meeting current market demand and supporting strong returns. This plan also saves buyers time by reducing the need to revisit the design panel or City discussions if the current plan aligns with their future development vision.



FASTER APPROVALS AND LOWER FEES: The City of Delta is recognized for its streamlined development process, offering faster turnaround times for approvals compared to other municipalities in the region. Development fees are also relatively lower, with opportunities for savings if applications meet certain deadlines. The City is supportive of higher density and acknowledges the demand for new housing.



ROBUST MARKET FUNDAMENTALS: Delta boasts strong demographics, above-average household incomes, and a healthy rental market that ensures steady end-user and investor demand. Pre-sales in the area are known to be consistent, supported by a stable, family-oriented community.



ADDITIONAL HIGHLIGHTS

- Delta is one of Metro Vancouver’s fastest-growing suburban markets, benefiting from sustained population growth.
- Excellent access to major transportation routes including Highway 91, Highway 99, and the Alex Fraser Bridge.
- Close proximity to employment hubs in Surrey, Richmond, and Vancouver, making it attractive for commuters.
- Ongoing municipal support for growth along the Scott Road Corridor ensures long-term value creation.
- Strong community infrastructure with schools, recreation centers, healthcare facilities, and parks nearby.
- Three income-producing properties with two homes and an operating daycare help offset some of the carrying costs.

DEVELOPMENT PLANS (AS PROPOSED)

Gross Site Area including Lane & Dedication Area	
Proposed Zoning	CD Comprehensive Development
Proposed Density	2.93 FAR
Building Height	6 Storey
Proposed Building Area:	165,567 SF
Total Parking:	270 Stalls – 1/Unit and 0.10 for Visitor
Unit Mix	16 Studio (7.2%) 47 One-Bedroom (21.1%) 91 One-Bedroom+Den (10.8%) 63 Two-Bedroom (28.3%) 6 Three-Bedroom (2.7%)
Proposed Amenity Area	Indoor: 2,752 SF Outdoor: 14,933 SF Daycare Outdoor Area: 1,450 SF (Assuming 20 children)
Total Buildings:	Two
Efficiency Level 1:	79%
Efficiency Other Levels:	88%
Bicycle Parking Provided:	234
Locker Storage:	121

SALIENT DETAILS

Civic Address	7940 118 STREET 11821, 11831 79A AVENUE, Delta, BC
PIDs	009-237-208, 001-601-253, 006-245-684
Total Site Area	1.30 Acre 56,559 SF
Current Zoning	P - Public Use & RS1 - Single Detached Residential 1
Land Assessment (2025)	\$9,345,000

Price Guidance and Offer Process	Please contact the Listing Agents
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DEMOGRAPHICS

	3KM	5KM
Population	109,478	234,305
Average Household Income	\$133,458	\$130,543
Labour Force Participation	64.4%	64.4%
Housing Tenure	Rent – 31.4% Owned – 68.6%	Rent – 34.2% Owned – 65.8%
Housing Structure Type	Houses – 45.7% Apartments – 54.0%	Houses – 44.9% Apartments – 53.9%



WALK SCORE 77



TRANSIT SCORE 53

OFFERING PROCESS

All offers will be reviewed on a first come first considered basis. Interested parties are encouraged to submit their best offer along with all relevant terms and conditions.

DISCLAIMER: REPORTS AND DOCUMENTS PROVIDED

The Owner has undertaken due diligence to the best of their knowledge, including consultation with the City of Delta and input from their consultants. All plans, sketches, and renderings are provided for illustrative purposes only. Prospective purchasers are strongly encouraged to conduct their own independent due diligence to confirm the development potential of the property before making any financial decision.

Certain details, reports, and studies are available for review once a confidentiality agreement has been executed. Please use the following link to download a copy of the CA.

 [Download Details](#)

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