



FOR SALE

—
649 Derwent Way
Delta, BC

1.84 Acres Industrial Investment Property on Annacis Island

Sam Emam

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Member of:

CORFAC
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649 Derwent Way

Delta, BC

EXECUTIVE SUMMARY

LEGAL DESCRIPTION

LOT 100 PLAN NWP46420
DISTRICT LOT 312 LAND DISTRICT
1 LAND DISTRICT 36

PID	YEAR BUILT
006-093-086	1957

BUILDING SIZE *

Warehouse	35,600 SF
Office	4,600 SF
Total	40,200 SF

PROPERTY SIZE *

1.84 acre lot

ZONING

I2 zoned industrial land

POTENTIAL NOI

\$804,000

SALE PRICE

\$20,500,000

Vendor will consider a Vendor Take Back Mortgage (VTB)

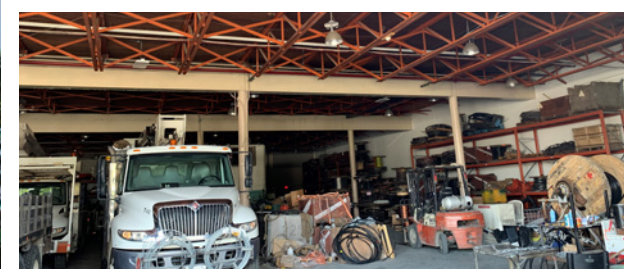
*** APPROXIMATELY**

Purchaser to verify all measurements, numbers and information



PROPERTY DESCRIPTION

A well-maintained owner-occupied industrial building with yard on a 1.84 acre* lot. The property is located on Derwent street between Caldew Street and Belgrave Way on Annacis Island in Delta, BC . Annacis Island is centrally located within the lower mainland with direct access to HWY 91 and is only a 20 min drive from the US border, 24 min to YVR and 40 min to Downtown Vancouver.



PROPERTY FEATURES

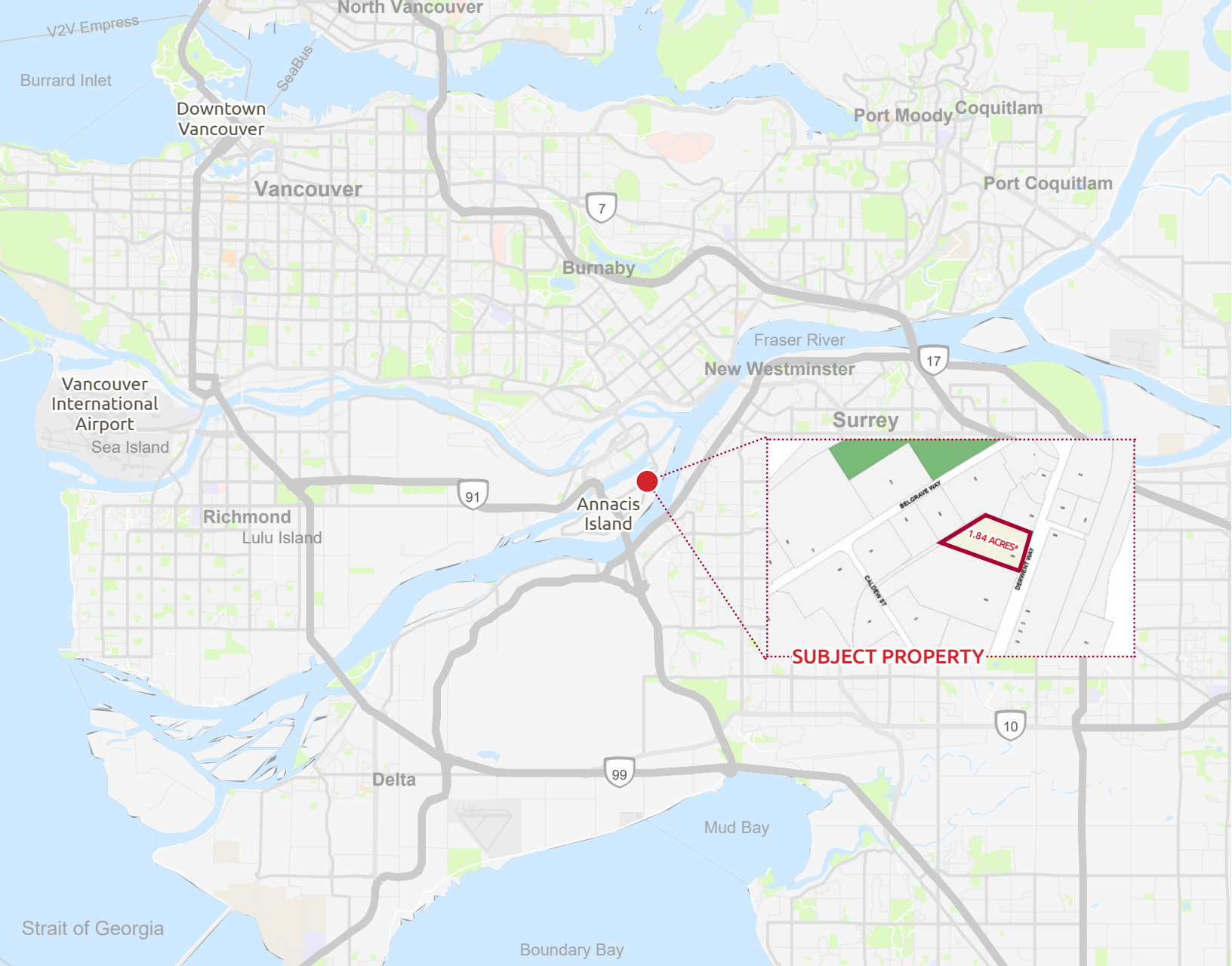
- Fully sprinklered
- Grade level loading (10)
- Men's and women's washrooms
- Quality office improvements
- Air conditioned
- New roof (2018)
- Ample parking and yard space
- Heavy 3 phase power
- Ceiling height is 22' *
- Currently owner occupied

1.84 Acre Lot*

35,600 SF*
warehouse space

4,600 SF*
office space

I-2 zoning



Drive time to

US Border	20 min
YVR	24 min
Downtown Vancouver	40 min

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