

Units 101 - 104

7063 Venture Street

DELTA, BC

**REDUCED PRICE
\$399 PSF**



10,228 Square Feet with 4 Grade Loading Doors in Tilbury

Vendor would consider selling units individually or together.

SHARE SALE OPPORTUNITY



Property Details

UNIT SIZE	Per Unit	Total
Warehouse	1,807 SF	7,228 SF
Office*	750 SF	3,000 SF
TOTAL	2,557 SF	10,228 SF

*Approximately 1,500 SF of office tenanted

LOADING DOORS

4 grade level doors

ZONING

I-2

CEILING HEIGHT

20' clear in warehouse

YEAR BUILT

1991

STRATA FEES

\$1,266.12 per month

PROPERTY TAXES

\$44,357 (2025)

AVAILABILITIES

Unit	Size	Price
101 & 102	5,114 SF	\$2,040,486
103	2,557 SF	\$1,020,243
104	2,557 SF	\$1,020,243
105 & 106	FIRM	
Total	10,228 SF	\$4,080,972

The Opportunity

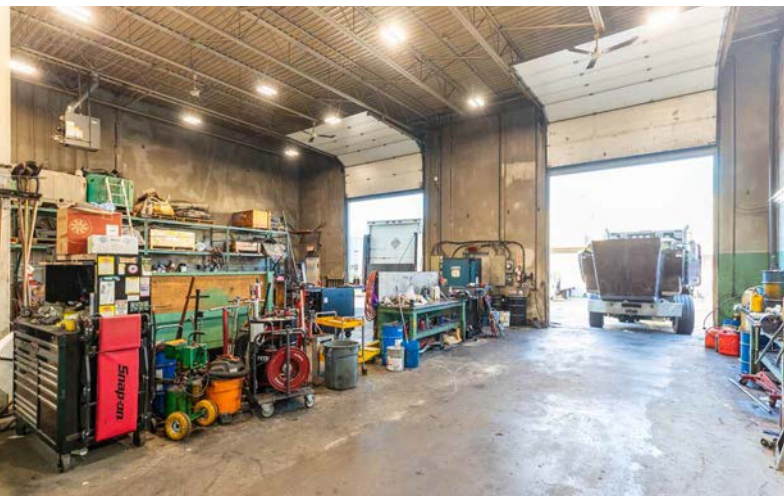
Units 101 - 104 at 7063 Venture Street, Delta offers 10,228 SF of premium industrial and office space with 4 grade loading doors.

- » Share sale opportunity to save on property transfer tax.
- » Opportunity to purchase all 4 units together, with 50% of the office space currently leased until December 2027, providing potential rental income from the occupied office area.
- » Located within the highly sought-after Tilbury Industrial Park, one of Delta's most premier industrial park developments.



Property Features

- » Quality tilt-up concrete construction
- » Private offices
- » 3-phase electrical service
- » Gas forced air heater in warehouse
- » Electric baseboard heat in office areas
- » Security alarm system
- » Public transit nearby
- » I-2 zoning (allowing for a range of low to medium impact industrial uses and commercial and service commercial uses)
- » Quick access to Highway 99, 91 and 17 via River Road and South Fraser Perimeter Road





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