

Units 101 - 106

7063 Venture Street

DELTA, BC



15,346 Square Feet with 6 Grade Loading Doors in Tilbury

SHARE SALE OPPORTUNITY



Property Details

UNIT SIZE

Warehouse	10,846 SF
Office*	4,500 SF

TOTAL 15,346 SF

*Approximately 3,000 SF of office tenanted

LOADING DOORS

6 grade level doors

ZONING

I-2

CEILING HEIGHT

20' clear in warehouse

YEAR BUILT

1991

STRATA FEES

\$1,266.12 per month

PROPERTY TAXES

\$58,382.70 (2024)

OFFICE RENTAL INCOME

Contact Listing Agents

ASKING PRICE

\$7,442,810

\$7,135,890 (\$465 PSF)

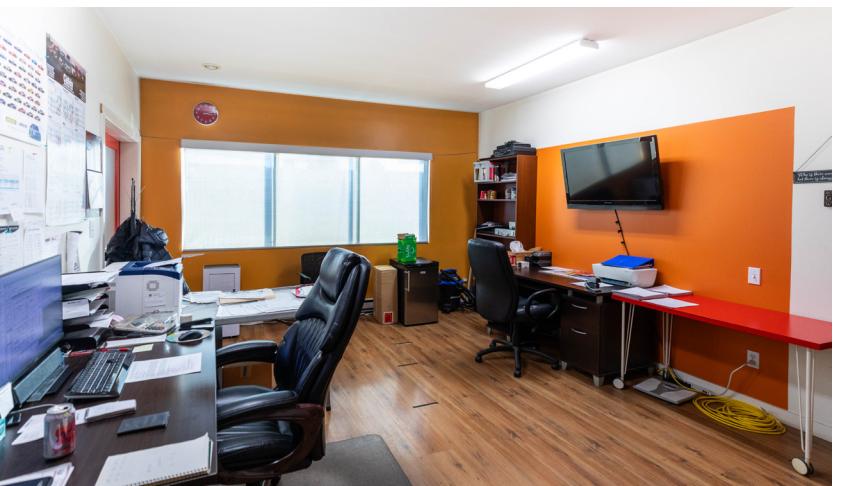
The Opportunity

Units 101 - 106 at 7063 Venture Street, Delta offers 15,346 SF of premium industrial and office space with 6 grade loading doors.

- » Share sale opportunity to save on property transfer tax.
- » Opportunity to purchase all 6 units together, with 67% of the office space currently leased until 2026, 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





Connect With Us For More Information

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THE
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