



FOR SALE
Industrial
3521 River Rd West, Delta BC

Asking \$1,198,000

- Taxes 2015: \$12,392
- Year constructed 1978, 38 years
- 600 AMP 3 Phase Power-Each Unit has their own meter
- All Tenants are Month to Month.
- Income is Gross annual plus GST:
- Warehouse #1: Granite: Gross \$17,016 or \$10.84 per square foot, Commencement Date: August 1st, 2006
- Warehouse #2: Granite: \$22,404 or \$10.67 per square foot, Commencement Date: January 15th, 2005
- Unit #3: Fraser Burrard Diving Ltd: \$37,218 or \$7.15 per square foot, Commencement Date: May 1st, 2005
- Total Annual Gross Rent: \$76,638 plus GST



"The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification."

This building is a bare land strata warehouse with three excellent month to month tenants who have occupied the building for 10 years. It is located along the river front in Ladner. Two warehouses total 3,670 sqft and the total of the whole building is 9,100sqft (3,850 sqft un-heated). Excellent long term investment as tenants will sign leases or great for an owner user.

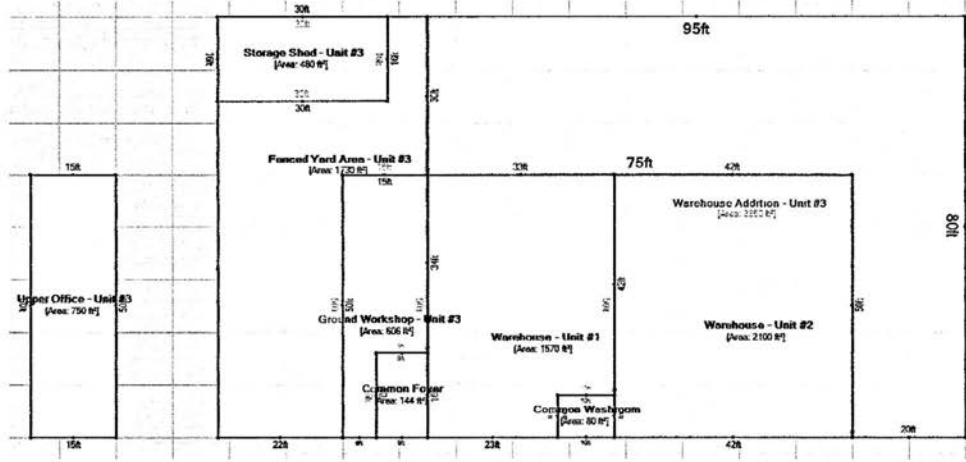


Alana Bertini, Vice President
International Presidents Elite
5489 Kingsway, Burnaby BC, Canada
Office: 604-437-1123 Cell: 604-341-6220
www.alanabertini.com



Commercial
 Westburn Realty

FLOOR AREA



Sketch Layout of Subject Improvements

Estimated building areas have been taken from the appraiser's on-site measurements and are outlined as follows:

AREA BY UNIT		AREA BY FOOTPRINT / FLOOR	
Unit #1 – Warehouse:	1,570 ft ²	Original Building Footprint:	4,500 ft ²
Unit #2 – Warehouse:	2,100 ft ²	Addition Footprint:	3,850 ft ²
Unit #3 – Ground Level Workshop:	606 ft ²	Upper Level Office:	750 ft ²
Unit #3 – Upper Level Office:	750 ft ²		
Unit #3 – Rear / Side Addition:	3,850 ft ²		
Common Building Areas:	224 ft ²		
TOTAL IMPROVED AREA:	9,100 ft²	TOTAL IMPROVED AREA:	9,100 ft²

- Zoning: I-1 Light Industrial
- OCP: River Industrial
- Site Area: 9640 square feet
- Site Coverage: 87% or .94 FSR
- Lot Dimensions: Frontage 131.93 x 102 (as per strata plan)
- Warehouse 1 and 2 have 16' overhead doors and 18' ceilings
- Total Building Square Footage: 9,100sqft



Alana Bertini, Vice President
International Presidents Elite
5489 Kingsway, Burnaby BC, Canada
Office: 604-437-1123 Cell: 604-341-6220
www.alanabertini.com



Commercial
 Westburn Realty