

**\*F~~or~~SOLD**

Investment or Development Property

7740 - 7760 119a Street  
North Delta



- Artist Rendering -

- 20 Townhomes  
Strata Wind-Up Sale
- 1.91 Acres on a major  
commercial corridor on Delta-Surrey border
- 6 storey potential development &/or 152 units or Hold for income

**Alana Bertini**, CCIM, Associate Broker

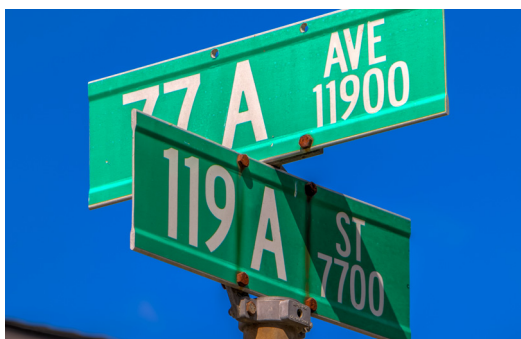
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**Macdonald  
Realty**

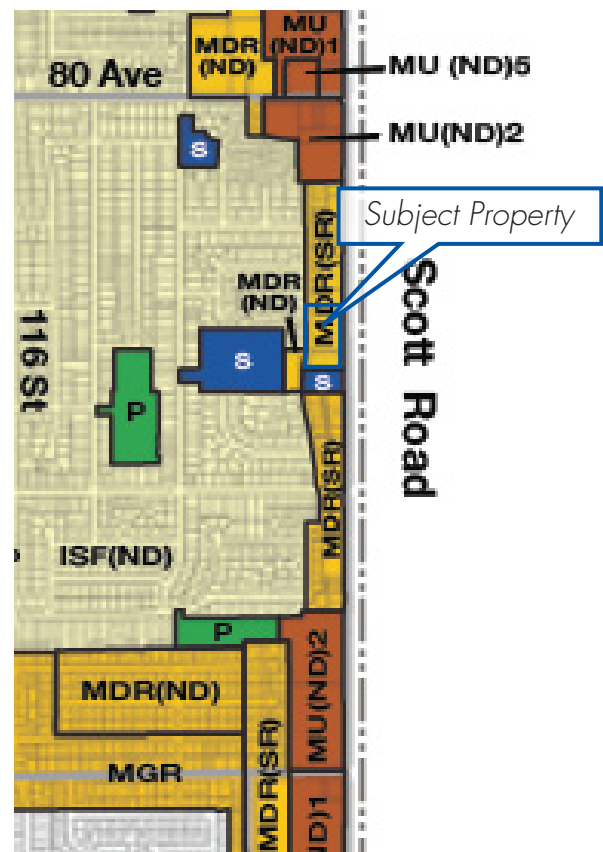


# Townhome Information

- 2 bedrooms, 1.5-2 bathrooms
- Wood frame
- Vaulted Ceilings
- All Duplex Design
- Fireplaces
- 1,260 to 1,500 square feet, 2 levels
- Single-car car ports
- Visitor Parking
- Fenced yards
- Wood siding exterior
- Electric baseboard heating
- Asphalt shingle roof
- Built in 1979-1980
- Concrete driveway



Potential Cap Rate ➤ ~2%





## Located In The Immediate Vicinity Of The Site:

### Services

Staples  
She's FIT  
Great Clips  
UPS  
7-Eleven  
Cap's  
Freedom Mobile  
Cineplex  
Fountain Tire  
Cobs Bread  
Best Buy  
Steve Nash Fitness  
EB Games  
PetSmart  
H&R Block

### Restaurants

White Spot  
Starbucks  
Quiznos  
Booster Juice  
One20  
IHOP  
Sapphire Bistro  
A&W  
Tim Hortons  
Subway  
Cactus Club  
The Keg  
Menchies

### Financial

Vancity  
BMO  
TD  
RBC  
HSBC  
Canadian Western

### Pharmacy

London Drugs  
Shoppers Drug Mart



### Retail

Winners  
Dollarama  
JYSK  
Mark's  
Walmart  
Save-On-Foods  
Sport Chek  
Home Depot  
BC Liquor Store  
Canadian Tire  
Superstore

### Schools

Jarvis Elementary  
Hellings Elementary  
North Delta Secondary  
McCloskey Elementary



Asking Price

**SOLD**

More information available with a signed confidentiality agreement:

➤ New Apartment Zone Templates

➤ Cost and Profit Analysis

➤ North Delta OCP

➤ Offering Memorandum

➤ Rental Assessment

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