

FOR LEASE

Light Industrial/Retail and Office Building

11955 95 A, Delta, BC

*Three units available from
1,944/SF to 4,087/SF .Centrally
located in the hub of Delta's
commercial district.*



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SUTTON
WEST COAST
CANADA'S
**#1 REAL
ESTATE
BROKER**

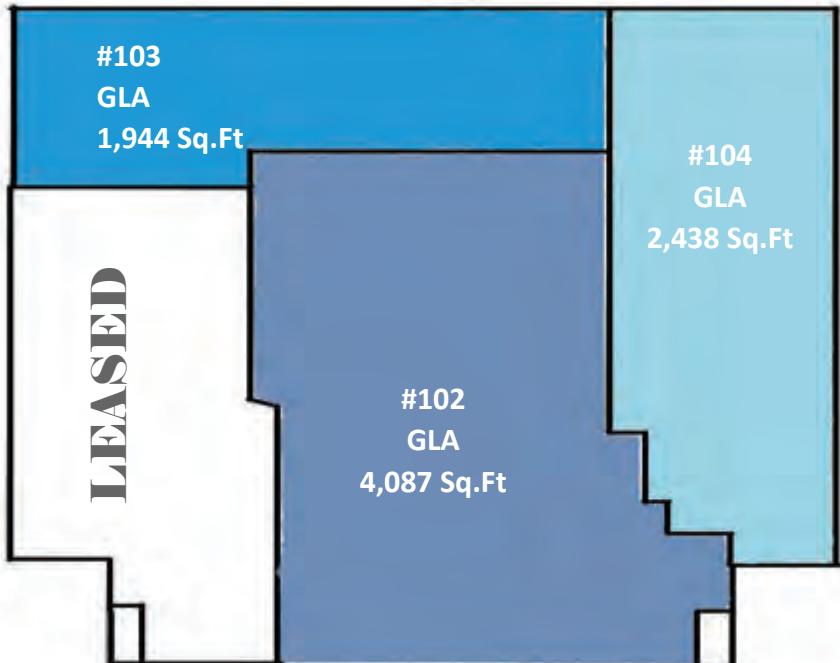
*Real Trends Top 250 Report, May 2016

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FLOOR PLAN



AVAILABLE AREA

Suite	Available Space (SF)	Rate per (SF)	Operating Costs	Gross Monthly Rent
102	4,087	\$9.00	\$3.45	\$4,338.78
103	1,944	\$7.50	\$3.45	\$2,589.41
104	2,438	\$8.25	\$3.45	\$2,435.82

PROPERTY HIGHLIGHTS

- ✓ Excellent retail exposure
- ✓ Industrial 1 Zoning (suitable for almost any business)
- ✓ Roof resurfaced in 2013
- ✓ Air Conditioned
- ✓ Concrete block construction
- ✓ 3 suites on the main floor can be leased separately or combined to form one contiguous 8,469/SF suite.
- ✓ Rents are significantly below market, providing a tremendous upside opportunity for business owners.

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LOCATION



11955 95A Ave ,Delta, BC is Strategically located in North Delta in the heart of the commercial district. With direct access to 96 Ave via 120th St and east to Trans Canada Highway and Golden Ears Bridge and the Fraser Valley and beyond . Less than 5 minutes from South Fraser Perimeter Road and just 10 minutes from Pattulla Bridge. Demographically this site boast over 100,000 people within a 3 mile radius making it one of the most central industrial hub in the region.