



**CUSHMAN &  
WAKEFIELD**

**FOR SALE**

**UNIT 101**

**7073 VENTURE STREET**

**DELTA, BC**

**4,251 SF Strata Unit with  
Dock Level Loading**



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Senior Associate

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Personal Real Estate Corporation

Vice President

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**LOCATION**

7073 Venture Street is part of a 17-unit strata project strategically located in Tilbury Industrial Park, which has established itself as one of the premier industrial parks in Metro Vancouver. This high-quality warehouse project offers easy access via River Road and the South Fraser Perimeter Road to Highways 99, 91 and 17, which provide excellent links to all areas of the Lower Mainland, Tsawwassen Ferry Terminal, Deltaport Container Terminal, Fraser Valley and the US Border.

**UNIT SIZE**

Ground floor warehouse	1,361 sf
Ground floor office	772 sf
Mezzanine office	772 sf
Mezzanine Lounge-Lunch Room	1,346 sf
<b>Total Area Available</b>	<b>4,251 sf</b>

**ZONING**

I2 Medium Impact Industrial Zoning. The intent of this zoning district is to provide for industrial uses, independent office uses and specified limited retail uses.

**FEATURES**

- Quality tilt-up concrete construction
- Front office/rear loading design
- Ground floor footprint 26' x 83'
- Dock-level loading with leveller
- 3-phase electrical Service
- HVAC, washrooms up and down
- Parking right outside the front door
- Public transit minutes away

**STRATA FEE**

\$196.38 per month

**PROPERTY TAXES (2023)**

\$11,185.41

**SALE PRICE**

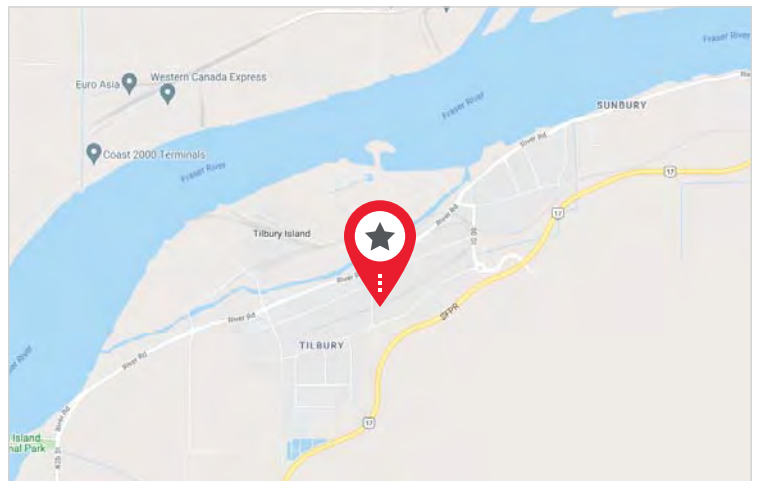
\$2,200,000

**AVAILABLE**

60 to 90 days

**COMMENTS**

To arrange a tour of Unit 101 **requires a minimum of 24 hours' notice** and it may not be possible to arrange it for the following day. Please phone the Listing Agents well in advance. Thank you.



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