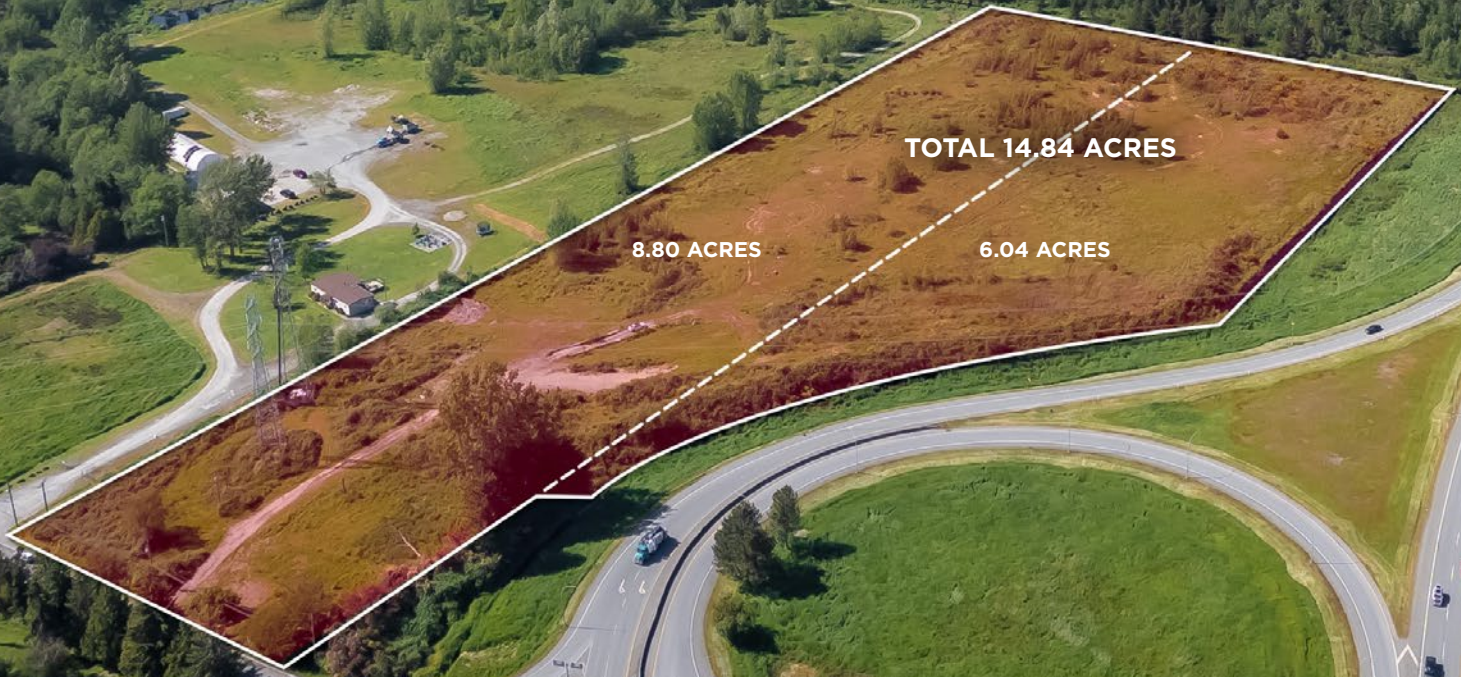


RARE OPPORTUNITY TO DEVELOP A LARGE-SCALE
AGRIBUSINESS FACILITY ON 14.84 ACRES



FOR SALE
10555
64TH AVENUE
DELTA, BC



The Property

10555 64th Avenue offers unlimited potential, whether envisioned as an agricultural space, or equity-building processing area. With ideal opportunity for innovators, entrepreneurs, or companies who think beyond traditional boundaries and desire to create something exceptional with desirable profits. The expansive land and strategic location provide a versatile canvas for a wide range of ventures. With ample space for development, this property can accommodate diverse business models, from tourism and hospitality to farming and production facilities. Its proximity to major transportation routes, including Delta port and the USA Border ensures easy access for logistics and supply chain operations, making it a practical choice for large-scale projects. This property beckons those with vision and ambition, ready to transform it into a landmark of success and innovation.

The Delta port expansion project, specifically the Roberts Bank Terminal 2 (RBT2) and Deltaport Berth Four (DP4) projects, aims to significantly increase container capacity to meet growing demand. Concurrently, the George Massey Tunnel replacement project involves constructing a new eight-lane, toll-free immersed tube tunnel to replace the aging four-lane tunnel on Highway 99 between Richmond and Delta. This project aims to improve traffic flow and create more transit options, addressing current and future transportation needs while enhancing regional infrastructure.

Salient Details

PID	002-253-470	000-985-112	COMBINED
LEGAL DESCRIPTION	LOT 1 SECTION 14 TOWNSHIP 4 NEW WESTMINSTER DISTRICT PLAN 5542	LOT 2 EXCEPT: PART ON HIGHWAY PLAN 73154; SECTION 14 TOWNSHIP 4 NEW WESTMINSTER DISTRICT PLAN 5542	
SITE SIZE	8.80 acres	6.04 acres	14.84 acres
PROPERTY TAX (2023)	\$15,123	\$7,775	\$22,898
CURRENT ZONING	A1 Agriculture	A1 Agriculture	
FUTURE ZONING	A4 (see details below)	A4 (see details below)	
PRICE			\$45,000,000

Zoning Details

Before the final adoption of the zoning bylaw, there may be flexibility in the allowable uses within the zoning. Each case will be reviewed individually by the City of Delta, but it must still involve an element of food-related business. Currently, this property is zoned as A1-Agriculture, with a proposed zoning of A4-Agriculture Product Management.



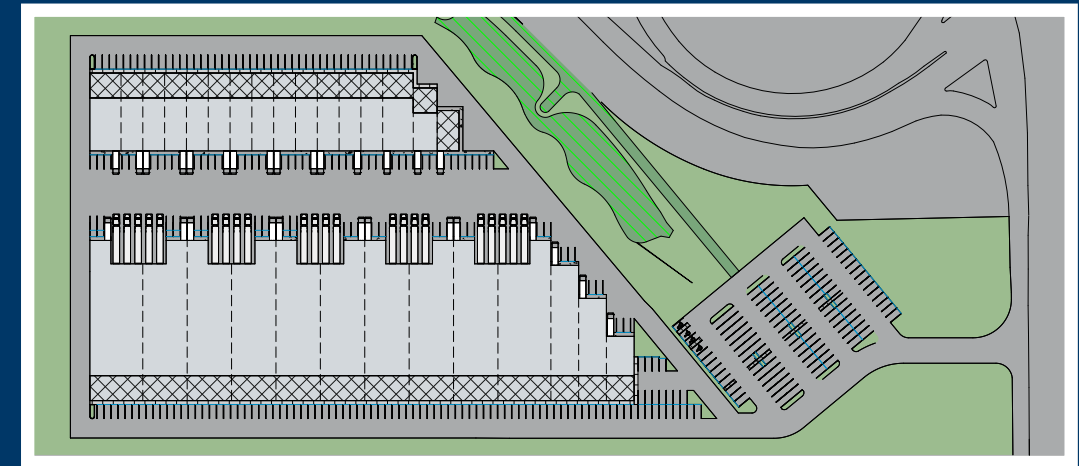
Rezoning Timeline





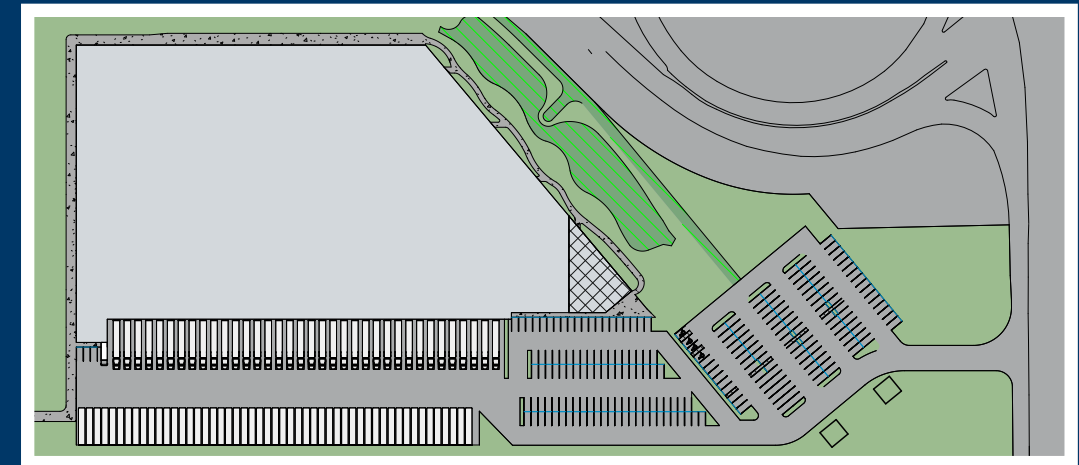
Sample Site Plan

Building A: 61,177 sf
 Building B: 148,196 sf
 Total buildable area: 209,373 sf
 340 parking stalls



Sample Site Plan B

217,012 sf
 36 dock level loading doors
 51 trailer storage parking spaces
 231 parking stalls



Area Overview



The Location

Situated on the border between Delta and Surrey, the property provides excellent connectivity to four major highways and truck routes. It also offers convenient access to the US-Peace Arch border crossing and Delta Port. Delta is known for its strategic importance in the Greater Vancouver area, benefiting from its agricultural lands and proximity to major transportation routes. Located directly off Annacis Highway, this property provides seamless connectivity to key destinations.

Access to Large Labor Force

The location's accessibility makes it easy to obtain and retain employees. The proximity to large residential areas, along with major transit routes reduces commute times and thus makes it more attractive for the workforce. This property's ease of access also promotes a better work-life balance and local hiring. All of this enhances its attractiveness for local businesses.



Location Statistics

	1KM	3KM	5KM
Total Population	993	19,901	161,695
Average Age	43	41	39
Average Household income	\$145,144	\$133,152	\$119,361
Total Daytime population	1,266	15,762	70,064



FOR SALE
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64TH AVENUE
DELTA, BC

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