

8684 & 8694 RIVER ROAD
DELTA, BC



SINGLE TENANT ON 5.31 ACRES
ZONED I2 & I6

INVESTMENT OPPORTUNITY



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Single Tenant on 5.31 Acres Zoned I2 & I6

LOCATION

The subject property consists of two lots strategically located on River Road about just east of Tilbury Industrial Park with easy access to the George Massey Tunnel, Tsawwassen Ferry Terminal, Deltaport and the Alex Fraser Bridges. This site provides quick and easy access to all the major urban and suburban markets in the Lower Mainland and Fraser Valley and the US Border. With the completion of the South Fraser Perimeter Road in December 2013 there has been noticeable improvement in the transportation infrastructure.

SITE DESCRIPTION & SIZE

The site is irregular in shape and totals 5.31 acres, with a frontage on River Road of approximately 140 feet and a depth of approximately 1,734 feet. It is completely paved and compacted with a shared access (registered easement) with the adjacent property (8713 River Road) off River Road. The waterfront component runs for approximately 140 feet along River Road. The remnants of pilings indicate that at some time in the distant past some form of maritime activity took place there. The potential of the waterfront component has not been explore

LEGAL DESCRIPTION

Lots 5 & 6, District Lot 131, Group 2, New Westminster District Plan 6284 except Part on Plan 22258

ZONING

I-2 Heavy Industrial & I6 Waterfront Industrial. The intent of these zoning districts is to provide for wide range of industrial and marine related uses.

IMPROVEMENTS

10' x 41' Modular office	410 sf.
8' x 48' Storage Container	384 sf.
8' x 48' Modular lunchroom	384 sf.
40' x 80' shop	3,200 sf.
Total	4,378 sf.

TENANT

Harbour Link Container Services Inc.

NOI

\$204,161.64 per annum to August 31, 2017

TERM

3 years – September 1, 2014 to August 31, 2017
with an option to extend for a further 3 years at a negotiated rate.

PROPERTY TAXES (2014)

\$10,124

ASKING PRICE

\$5,000,000

The subject property forms part of an area along River Road designated as Zone A, sometimes referred to as the “Alpha Lands”. It is ideally suited for truck repair and/or truck, trailer and container chassis storage. Please note, the properties in Zone A, particularly those to the west of 8684 River Road are currently in the process of implementing a closure plan ordered by the Ministry of Environment (MOE). As a result of the required filling and grading on the adjacent properties, there has been some loss of net useable area along the west boundary of 8684 River Road, the east boundary of 8696 River Road and at the rear of the site which has resulted in a net usable area of slightly less than 4 acres in total. The site has been filled, compacted, the compacted fill covered with a membrane which in turn was covered with more aggregate and completely paved over. It is anticipated that a Certificate of Compliance (COC) issued by the Ministry of Environment will be forthcoming this fall. In the meantime, the MOE has given their blessing to its current use, namely all the uses described above.



FEATURES

- A completely paved and fully compacted site
- Highly visible from River Road
- Chain Link Security fencing
- 19' clear ceiling height in shop
- High bay lighting, oil interceptor
- Oversize grade level door
- Single phase power supply
- Ample room for parking and manoeuvring



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