

**FOR
SALE**

**#12 – 1520 CLIVEDEN AVENUE
DELTA, B.C.**



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FOR SALE

OFFICE/SHOWROOM/WAREHOUSE

#12 – 1520 CLIVEDEN AVENUE

DELTA, B.C.

LOCATION: The subject premise is strategically located in the geographic center of Metro Vancouver in the highly desirable Annacis Island Business Park. Within minutes of Highway 91, The Alex Fraser, The Queensborough and the Knight Street Bridges, and the newly constructed South Fraser Perimeter Road (Highway 17), this location provides excellent access to Vancouver, Burnaby, Richmond, Surrey, New Westminster, North Delta, Langley, Coquitlam and the United States Border.

ZONING: I2 – which allows for a wide variety of Low to Medium Impact Industrial uses plus a limited range of commercial and service commercial uses.

AREA:

Main Floor Office/Showroom:	884 sq. ft.
Second Floor Office:	884 sq. ft. (approx.)
Main Floor Warehouse:	<u>1,464 sq. ft.</u>
Total:	3,232 sq. ft.

FEATURES:

Main Floor Office/Showroom

- Excellent glazing for an abundance of natural light
- T8 Lighting installed in office areas
- New Building roofs have been installed in the last 5 years
- Fully air-conditioned
- Large work area/showroom
- One (1) Private Office
- One (1) washroom
- Coffee bar & sink

Second Floor Office

- Recently renovated
- Fully air-conditioned
- New roof mounted heat pump recently installed
- Open office work area
- One (1) washroom

Main Floor Warehouse

- Concrete tilt-up construction
- Grade level loading 12 ft. wide x 14 ft. high
- 21 ft. clear ceiling heights to under side of roof joists
- Excellent lighting
- Loading corridor has a 75 ft. width between the neighboring building

PARKING: Use of three (3) stalls out front plus use of stalls directly behind unit including loading door.

STRATA FEE: \$1.83 per sq. ft. plus G.S.T. (or) \$493.88 per month plus G.S.T.

PROPERTY TAX: \$3.46 per sq. ft. plus G.S.T. (or) \$931.96 per month plus G.S.T.

SALE PRICE: \$1,500,000.00

For Further Information, Please Contact:

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