

**FOR
SALE**

**CORNER OFFICE/WAREHOUSE
#15 – 1520 CLIVEDEN AVENUE
DELTA, BC**



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FOR SALE

CORNER OFFICE/WAREHOUSE

#15 – 1520 CLIVEDEN AVENUE

DELTA, BC

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:	1,590 sq. ft.
Second Floor Office:	1,588 sq. ft.
Main Floor Warehouse:	<u>812 sq. ft.</u>
Total:	3,990 sq. ft.

FEATURES:

Main Floor Office/Showroom

- Excellent glazing for an abundance of natural light
- Fully air-conditioned
- Large work area/showroom
- Two (2) private offices
- Boardroom
- One (1) washroom

Second Floor Office

- Fully air-conditioned
- Seven (7) private rooms
- Coffee bar & sink / lunch area
- One (1) washroom

Main Floor Warehouse

- Concrete tilt-up construction
- Grade level loading 12 ft. wide x 14 ft. high
- 22 ft. clear ceiling heights
- Excellent lighting
- 3 phase power
- Loading corridor has a 75 ft. width between the neighboring building

PARKING:

Five (5) designated parking stalls

STRATA FEE:

\$1.33 per sq. ft. plus GST (or) \$442.22 per month plus GST

PROPERTY TAX:

\$3.35 per sq. ft. plus GST (or) \$1,111.10 per month plus GST

SALE PRICE:

\$1,900,000.00

For Further Information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

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