



RE/MAX[®]

Freestanding Industrial Building for Sale/Lease

4189 - 104 Street, Delta



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3215 MacDonald Street
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Interior and Exterior Renovation
Recently Completed

LOCATION

This property is located in the Ladner area of Delta and backs on to the Delta Heritage Airpark. This central location allows for easy access to Highway 99, Highway 91, Highway 17 (South Fraser Perimeter Road) and Highway 15 (Pacific Highway).

BUILDING FEATURES

- 14' ceiling height in warehouse
- 11' - 4" ceiling height in workshop area
- 115/230 volt single phase power
- 48' wide x 13' - 9" high sliding door
- New LED lighting throughout the building
- Interior walls and ceiling painted white
- Epoxy flooring in warehouse and workshop area
- Mezzanine office previously used as a suite
- Washroom with shower on both the ground floor and mezzanine
- Rough-in for washer, dryer and sink in warehouse area

ZONING

I1: Low Impact Industrial Zone

POSSESSION

Immediate

BUILDING AREA (*1)

Ground floor office	400 sq. ft.
Workshop area	1,350 sq. ft.
Warehouse area	2,250 sq. ft.
Mezzanine office	300 sq. ft.
Mezzanine loft	800 sq. ft.
TOTAL AREA	5,100 sq. ft.

Additional 600 sq. ft. of container storage area at side of the building and 2,200 sq. ft. of vaulted attic space

LOT SIZE

0.298 acres

TAXES (2019)

\$10,074.08

SALE PRICE

\$1,370,000

LEASE RATE

\$4,750.00 per month plus operating costs

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(*1) Building areas are approximate and if deemed important to the Buyer/Tenant they must be verified by the Buyer/Tenant. Not all improvements were completed with building permits.

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