

Strata Unit For Sale

#4 - 7550 River Road, Delta



JT Lee

Personal Real Estate Corporation

604 805 7318

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www.jt-lee.com

RE/MAX Select Properties

5487 West Boulevard

Vancouver BC V6M 3W5

UNIT AREA

Ground floor	2,040 sq. ft.
Mezzanine office	988 sq. ft.
TOTAL AREA	3,028 sq. ft.

Measurements from FAB Floor Plans

UNIT FEATURES

- Front office, rear loading unit
- 18' clear ceiling height
- 3 phase electrical service
- 12' wide x 14' high grade level door
- 3 reserved parking stalls
- Washroom on ground floor
- Washroom on 2nd floor

ZONING

I2 (Medium Impact Industrial Zone)

VACANT POSSESSION

December 1, 2023

SALE PRICE

~~\$1,500,000~~ REDUCED TO \$1,395,000 (\$460 per sq. ft.)

STRATA FEES

\$513.12 per month

TAXES (2023)

\$10,000.95

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