# **FOR SALE**

## 3521 RIVER ROAD W

9,328 SF freestanding warehouse with improved office space & 2 oversized grade loading doors



## 3521 RIVER ROAD W

DELTA, BRITISH COLUMBIA

## **Property size**

± 9,328 SF Building 0.24 Acres (lot size)

**LOADING** 2 oversized grade doors

CEILING HEIGHT 18' clear
PARKING 10 stalls

**P.I.D.** 001-770-454

**PROPERTY TAXES** \$ 25,706.65 (2023)

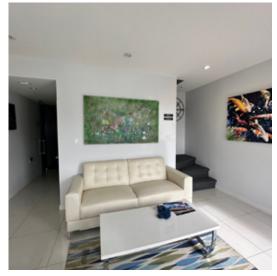
**AVAILABILITY** Immediately

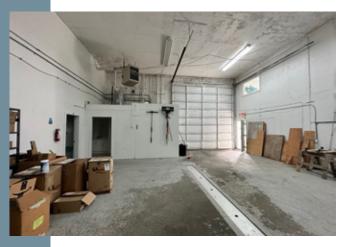
**PRICE** \$3,500,000

### I-1 Zoning

Allows for low impact industrial uses in addition to a range of commercial and service commercial uses



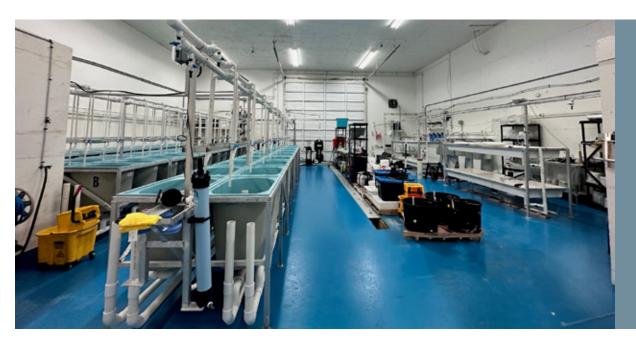






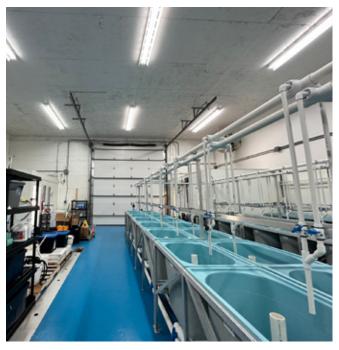






## Property features

- 1,456 SF of improved office space
- Interior demising wall between warehouses may be removed
- Large storage area at rear side of building with loading access to warehouse
- Two washrooms and one shower











3521 RIVER ROAD W



### Connect with us for more information

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