

11955 95A Ave

Delta, BC

FOR SALE

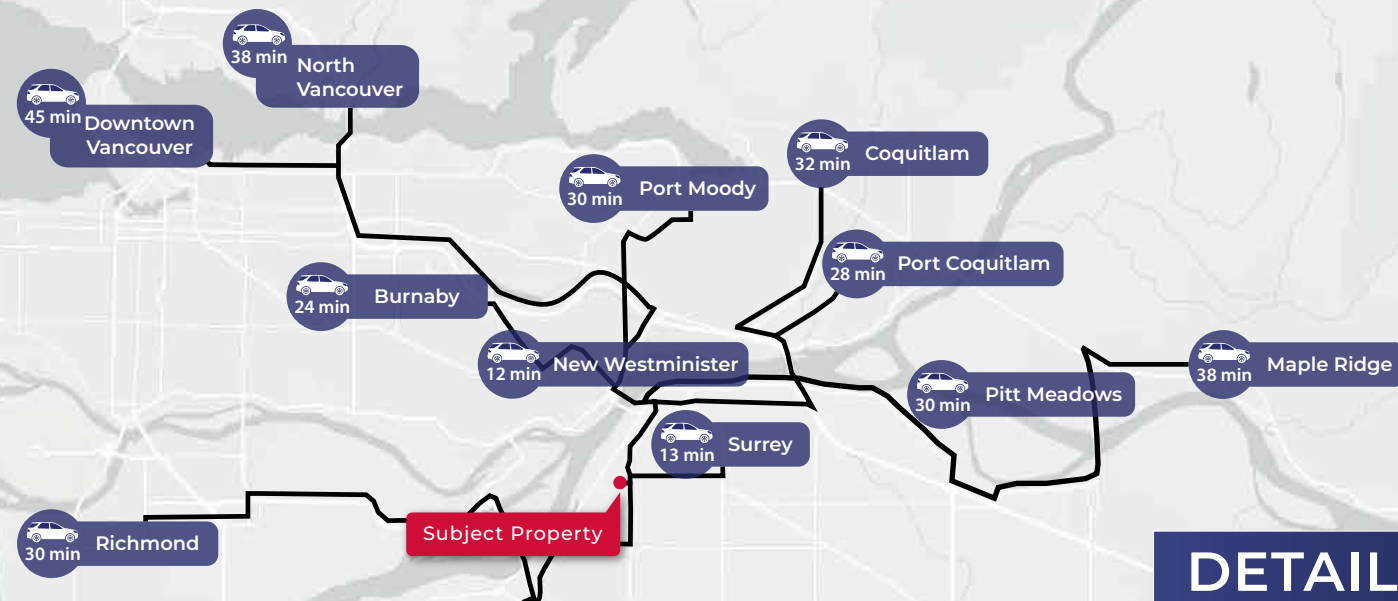
Freestanding Industrial Property

IPG ICONIC
PROPERTIES
GROUP

 **STONEHAUS**
REALTY

DRIVING DISTANCE

YVR INTERNATIONAL AIRPORT	29 min Drive
PORT OF VANCOUVER	45 min Drive
US BORDER	42 min Drive



OPPORTUNITY

DETAILS

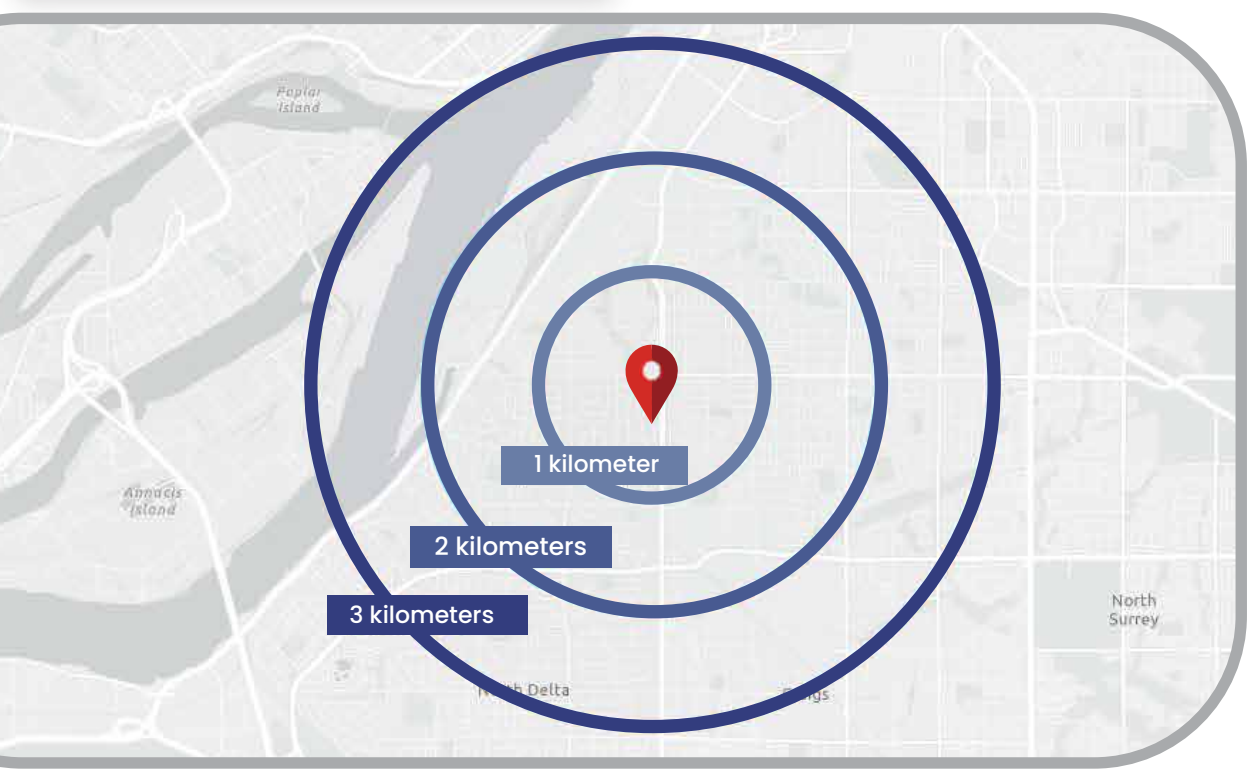
Iconic Properties Group proudly presents this freestanding industrial building with significant development potential in North Delta - along the rapidly evolving Scott Road Corridor.

This property is currently designed as a multi-tenant industrial building, making it a versatile choice for investors seeking a stable industrial investment or for owner-users looking to operate their own business in a prime location.

The expansive lot offers abundant parking spaces, providing convenience for tenants. Additionally, the property holds future potential as a key component of a high-density development land assembly, enhancing its long-term value and appeal.

CIVIC ADDRESS	11955 95A Ave, Delta, BC
PID	017-999-472
NEIGHBOURHOOD (NCP)	North Delta
ZONING	I2 - Low Impact Industrial
YEAR BUILT	1977
LAND SIZE	21,961 sqft
BUILDING SIZE	14,069 sqft
OCP	Special Development Area
PROPERTY TAX (2023)	\$43,693.15
ASKING PRICE	Contact Listing Agent

DEMOGRAPHICS



Distance	1 km	2 km	3 km
Population (2024)	14,354	40,414	75,066
Population (2025)	14,507	40,716	75,945
Projected Annual Growth (2024 - 2025)	1.06%	0.74%	1.17%
Median Age	35.7	36.0	36.1
Average Household Income (2024)	\$130,188	\$128,037	\$127,452
Average Persons Per Household (2024)	3.4	3.4	3.4

LOCATION

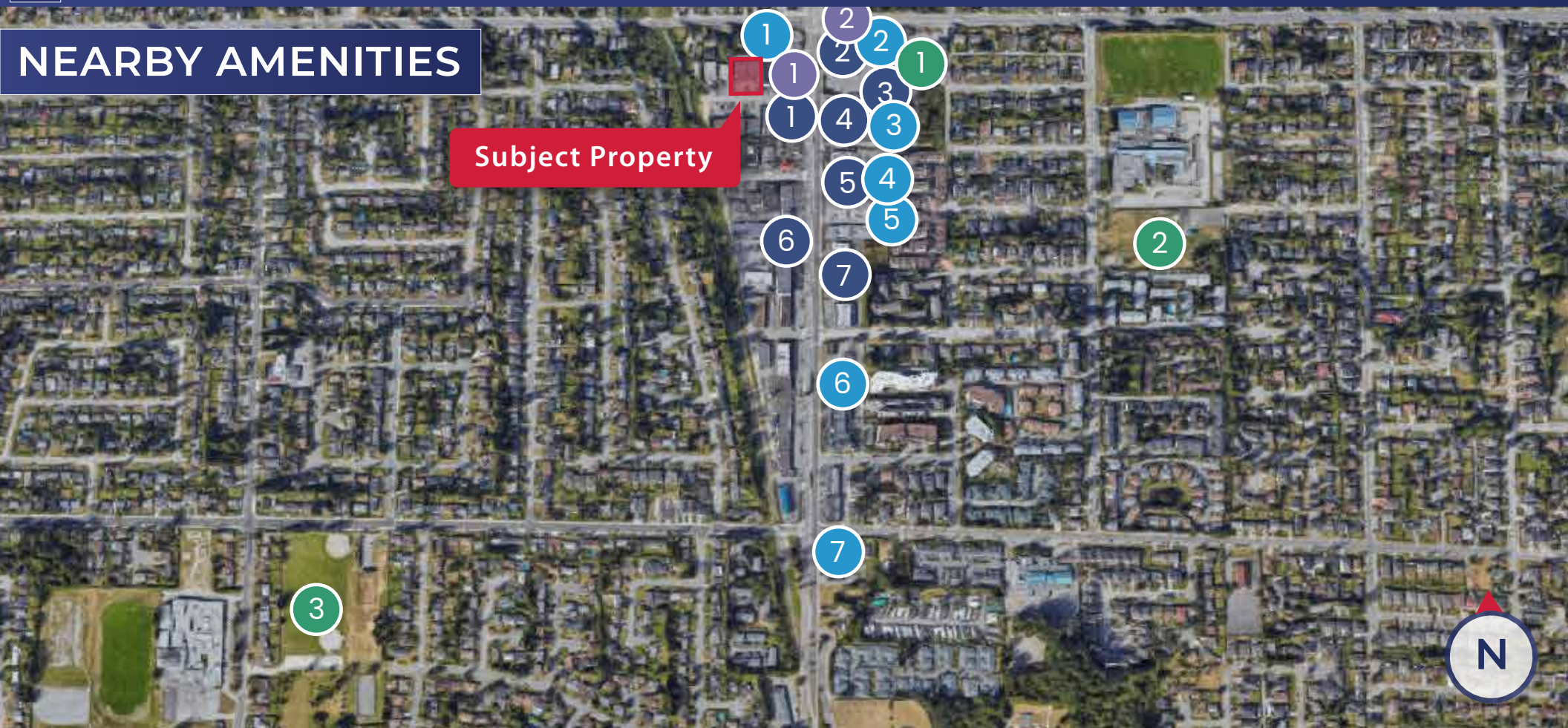
Located along North Delta's Scott Road Corridor, this property is strategically positioned to connect with Surrey's rapidly evolving Bridgeview and City Centre neighbourhoods. Its prime location offers excellent access to key transportation routes, including the upcoming new Pattullo Bridge, Highway 17, and the Scott Road SkyTrain Station, making it highly accessible for both business operations and commuting.

The surrounding area is bustling with a variety of shopping malls, restaurants, and services, providing ample amenities for tenants and visitors. Its proximity to the center of Surrey, just a few minutes' drive away, further enhances its appeal as a convenient and attractive location.

The property's access to designated employment lands and key transit nodes presents a significant opportunity for future high densification of the site. This potential for increased development density aligns with regional growth plans, making it a promising investment for those looking to capitalize on future growth and development in the area.

42,551
VEHICLES PER DAY
Route 17, at the 0.3km south of Tannery Road, Surrey

NEARBY AMENITIES



Subject Property



FOOD & DRINK

- 1 Pamir Afghan Cuisine
- 2 Spice Club Indian Cuisine
- 3 Subway
- 4 Taste of Lahore Restaurant
- 5 Om Sai Sweet
- 6 Prime Hut Pizza
- 7 Wendy's

SHOPS & SERVICES

- 1 Island Town Food Grocery
- 2 Farm and Spice Grocers
- 3 Dollarama
- 4 RBC Royal Bank
- 5 Renedy's Rx-Careboost Pharmacy
- 6 ScottCare Pharmacy
- 7 Circle K

PARKS & RECREATION

- 1 Fit4Me
- 2 Moffat Memorial Park
- 3 Delview Park

Bus Stops

- 1 SB Scott Rd @ 96 Ave
- 2 EB 96 Ave @ Scott Rd

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The IPG logo consists of the letters 'IPG' in a bold, white, sans-serif font, centered within a white square border.

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The Stonehaus Realty logo features a stylized 'S' icon above the text 'STONEHAUS REALTY' written vertically.

STONEHAUS
REALTY

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**Personal Real Estate Corporation*

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