

11955 95A AVE

DELTA, BC



For Sale

MULTI-LEVEL INDUSTRIAL PROPERTY WITH
REDEVELOPMENT POTENTIAL

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DETAILS

CIVIC ADDRESS	11955 95A Avenue Delta, BC, V4C 3W1
PID	017-999-472
NEIGHBOURHOOD	Annieville
ZONING	IL- Low Impact Industrial
LAND SIZE	21,961 sqft.
WAREHOUSE SIZE	11,069 sqft.
OFFICE SIZE	3,000 sqft.
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TOTAL BUILDING SIZE	14,069 sqft.
ASSESSMENT (2024)	\$6,207,000
PROPERTY TAX (2024)	\$52,146.98
PRICE	Contact Agent

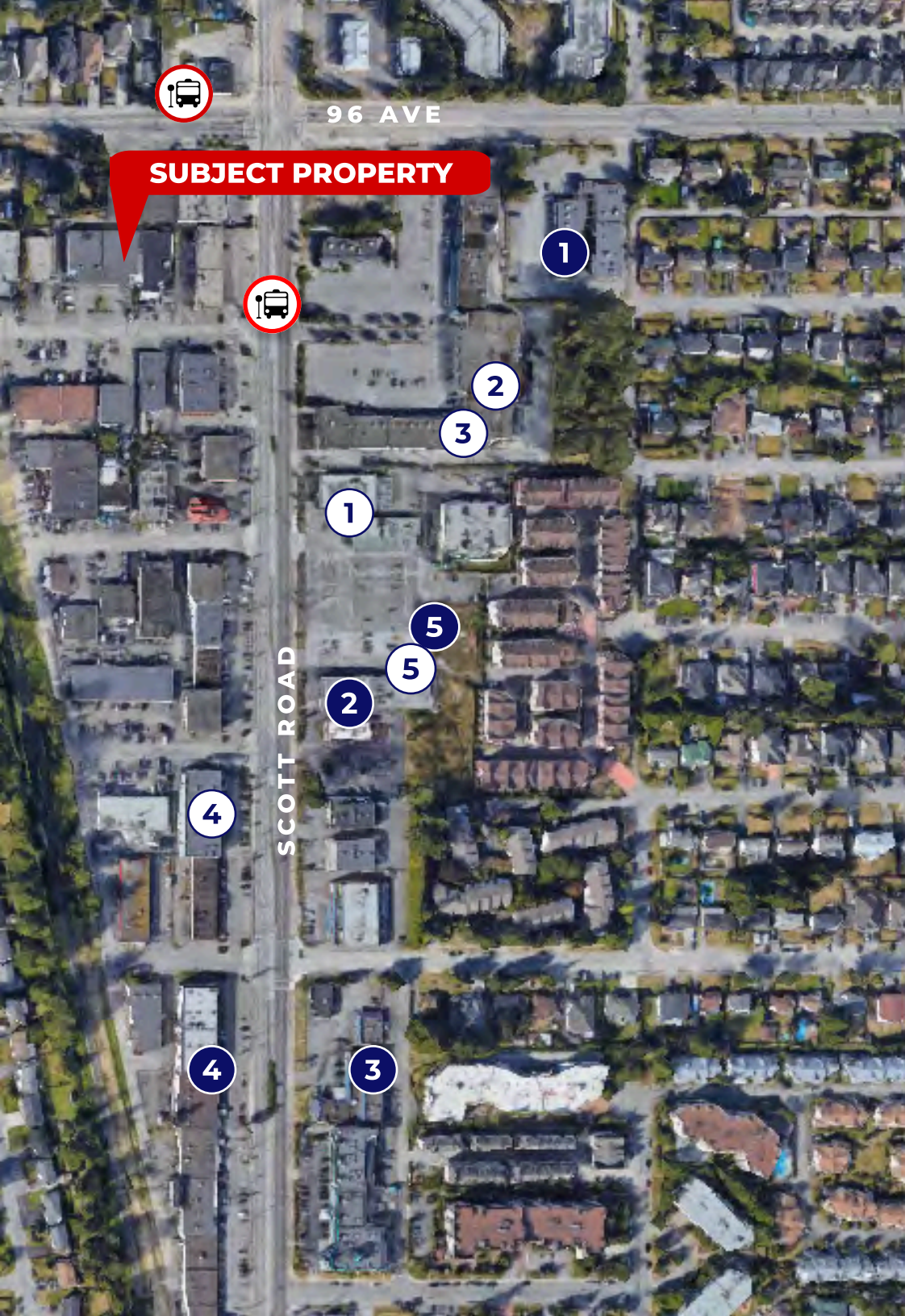
OPPORTUNITY

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 warehouse features approximately 3,000 square feet of walk-in cooler/freezer space. Beyond its current setup, this site is poised to be part of a high-density development land assembly, making it a smart, forward-thinking investment with both immediate usability and long-term potential.





NEARBY AMENITIES

FOOD & DRINK

- ① Donegal's Irish House
- ② Wendy's
- ③ Subway
- ④ Jagga Sweets
- ⑤ Domino's Pizza

SHOPS & SERVICES

- ① RBC Royal Bank
- ② Dollarama
- ③ Fit4Me
- ④ Paan Palace
- ⑤ Kids Zone Care Centre

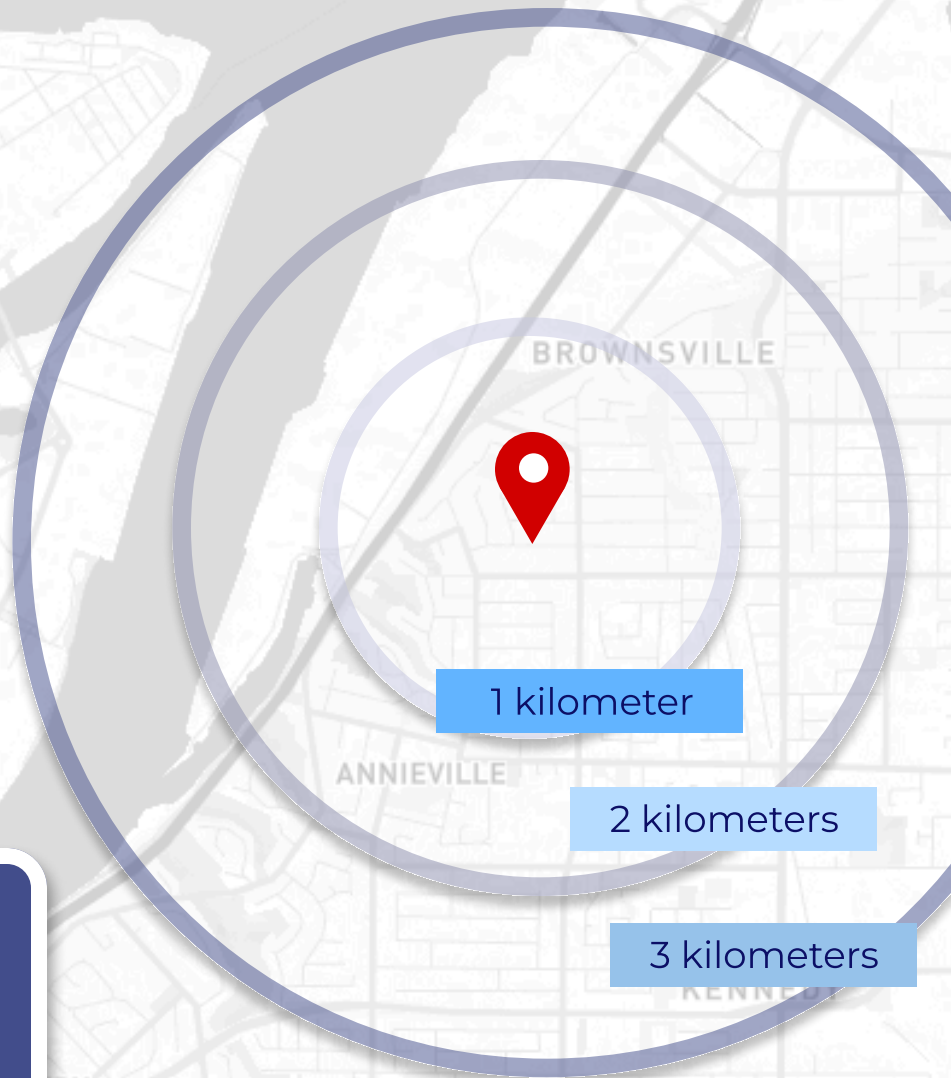


BUS STOP

DEMOGRAPHICS

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.



	1 km	2 km	3 km
Population (2024)	14,354	40,414	75,066
Population (2029)	14,507	40,716	75,945
Projected Annual Growth (2024-2029)	1.06%	0.74%	1.17%
Median Age	35.7	36.1	36.1
Average Household Income (2024)	\$130,188	\$128,037	\$127,452
Average Persons Per Household	3	3	3

PHOTOS



PHOTOS



PHOTOS



RETAIL SPACE



KITCHEN

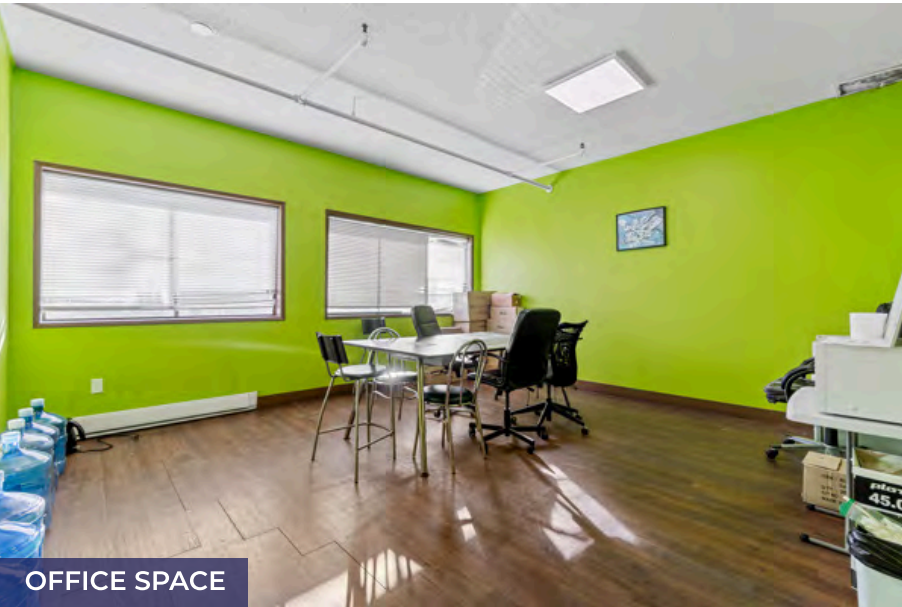


KITCHEN

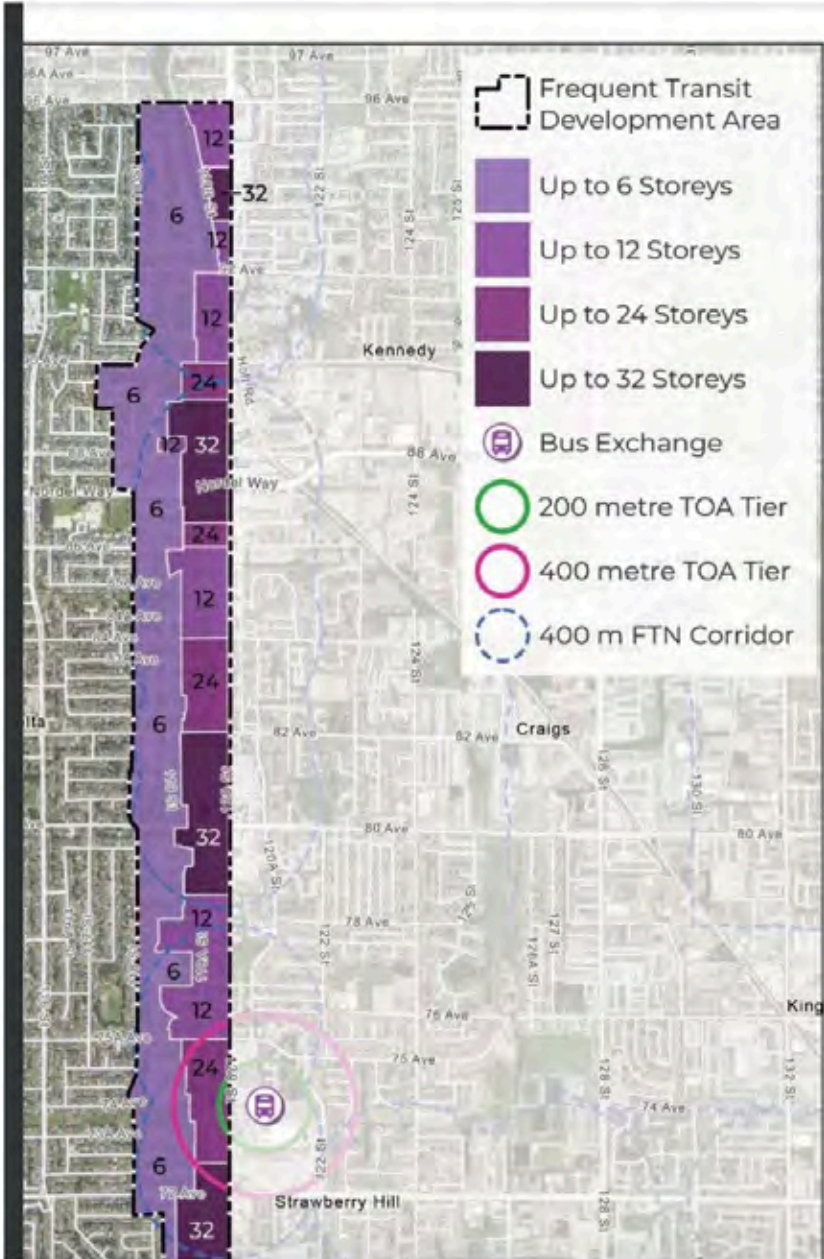


RESTAURANT

PHOTOS



OCP MAP



NORTH EXPOSURE



SUBJECT PROPERTY

SOUTH-EAST EXPOSURE



SUBJECT PROPERTY

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