

# 9513 GUNDERSON ROAD

DELTA, BC



**For Sale**  
INDUSTRIAL ZONED PROPERTY

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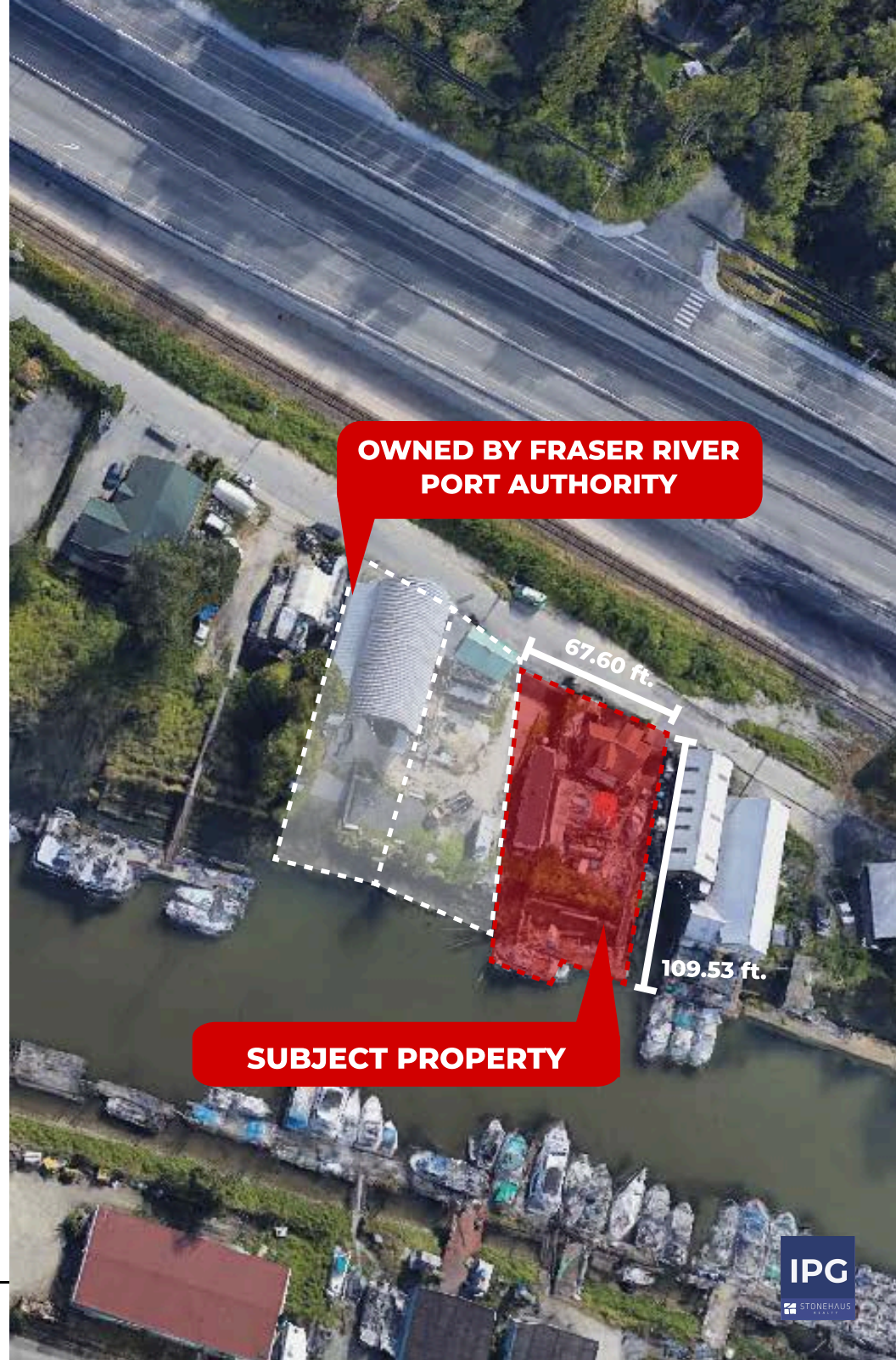
# DETAILS

<b>CIVIC ADDRESS</b>	9513 Gunderson Road Delta, BC, V4C 4R9
<b>PID</b>	005-985-307
<b>NEIGHBOURHOOD</b>	Annieville
<b>ZONING</b>	I1
<b>LOT SIZE</b>	7,405 sqft.
<b>ASSESSMENT</b>	\$1,229,700
<b>PRICE</b>	\$1,280,000

# OPPORTUNITY

Iconic Properties Group is pleased to present the exclusive opportunity to acquire 9513 & 9525 Gunderson Road, Delta, BC. This two-lot assembly totals 26,571 sqft and is located in the industrial area of Annieville, right beside the Fraser River. The property features both a residential building and an industrial warehouse, offering versatility and potential for various uses.

With easy access to the Fraser River and zoning designated as Low Impact Industrial, this opportunity is ideal for a range of industrial activities.



# NEARBY AMENITIES

## FOOD & DRINK

- 1 Starbucks
- 2 Tim Horton's
- 3 Greek Fellas Restaurant
- 4 Thai by Thai
- 5 Super Pho Vietnamese

## SHOPS & SERVICES

- 1 Save on Foods
- 2 Sunstone Supermarket & Meat Shop
- 3 Nordel Crossing Shopping Centre
- 4 Kennedy Heights Shopping Centre
- 5 Family Care Pharmacy Delta

 BUS STOP

**SUBJECT PROPERTY**



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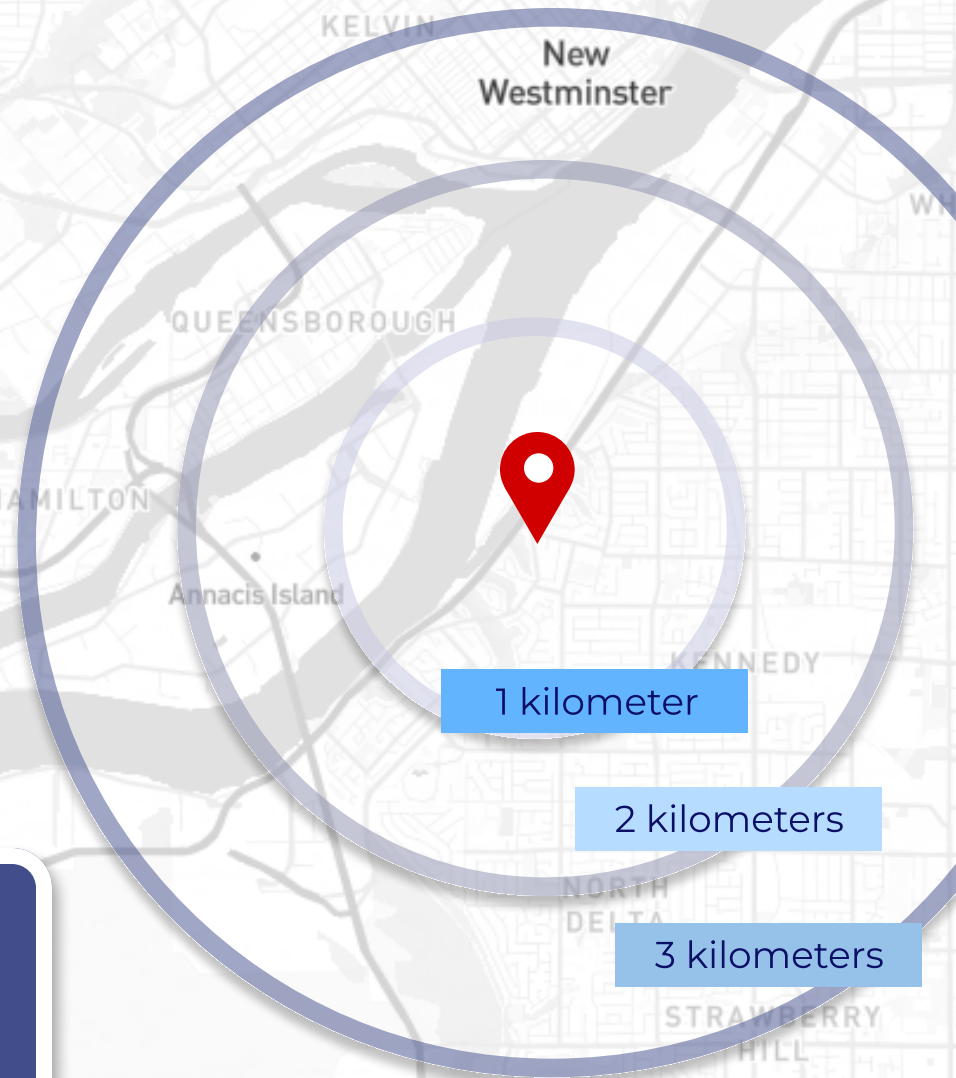
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# DEMOGRAPHICS

Delta, BC is a picturesque community nestled in the Metro Vancouver area, known for its scenic landscapes, strategic location for industry and business opportunities, and welcoming atmosphere. With easy access to downtown Vancouver and other areas, the city offers abundant opportunities for both commercial and residential purposes.

This unique industrial warehouse and buildings are located southeast of Gunderson Road in the neighbourhood of Annieville, where various food, shopping, and bus stops are all conveniently available within a 20-minute drive. Additionally, the location is right beside the South Fraser Perimeter Road, providing very convenient access to other areas.



	1 km	2 km	3 km
Population (2023)	4,046	71,158	216,134
Population (2029)	4,041	74,697	228,398
Projected Annual Growth (2024-2029)	-0.26%	4.97%	5.67%
Median Age	41	38.3	38.3
Average Household Income (2024)	\$145,574	\$131,500	\$120,442
Average Persons Per Household	3	3	3



FRONT VIEW



BACKYARD



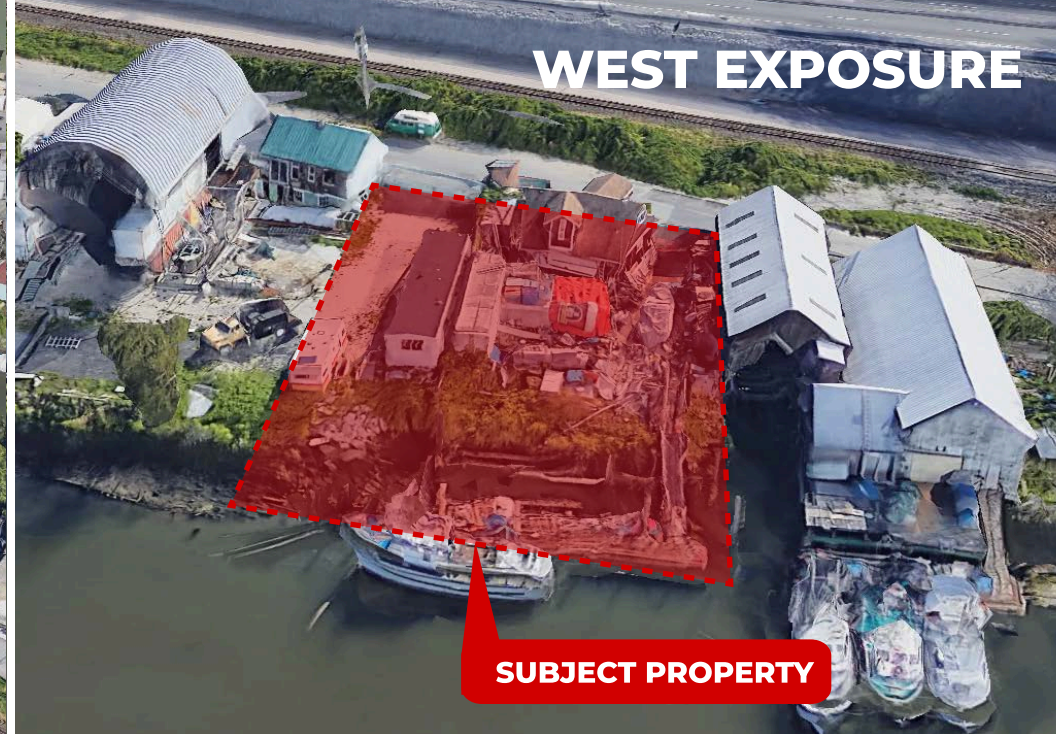
BOAT DECKS

# EAST EXPOSURE



**SUBJECT PROPERTY**

# WEST EXPOSURE



**SUBJECT PROPERTY**

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