

FOR SALE

5019 48 AVENUE, DELTA, B.C.

MULTI-TENANTED FREESTANDING BUILDING



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RE/MAX CITY REALTY
ROYAL LEPAGE REGENCY REALTY

OPPORTUNITY

Positioned in the heart of Ladner Village, this rare freestanding office and retail building is a legacy opportunity for an owner-user or investor to secure a presence in one of Ladner's most sought-after locations.

The property sits on a 5,259.24 sq. ft. legal lot and offers 7,391 sq. ft. of total building area. Ideal for an end user looking to occupy, or a value-add investor looking to reposition the asset. Standalone buildings in Ladner Village rarely come to market, especially with this kind of flexibility for customization and long term ownership. Set within a walkable village core of shops, cafes, and services, this is a strategic, high exposure opportunity in a tightly held location.

SALIENT DETAILS

Address:	5019 48 AVENUE, Delta BC
PID:	011-340-070
Legal Description:	LOT 3 DISTRICT LOT 106 GROUP 2 NEW WESTMINSTER DISTRICT PLAN 8750
Year Built/Renovated:	1945/2022-2025
Site Size:	5,259.24 SF*
Leasable Area:**	Ground Floor: 4,794 SF Second Floor: 2,597 SF Total: 7,391 SF
Zoning:	C-1 Core Commercial
Tenants:	7
Gross Income:	\$121,726.97
Price:	\$3,988,800

*Delta Maps

**Buyers to confirm measurements.



HIGHLIGHTS



Freestanding retail and office building, fully leased across 7 tenants on short-term leases. This diversified income stream offers investors stable cash flow with reduced risk, plus the flexibility and upside potential of near-term lease rollover.



Recently upgraded with fresh capital improvements throughout, including updated offices, repainted common hallways, and new carpet in common areas.



Significant value-add potential, with short-term leases offering flexibility to reposition, retenant, or push rents to market over the near term.



Zoned C-1, providing flexibility for a variety of commercial uses.



Offers potential for an end user to occupy space within the building, combining investment upside with the flexibility of owner-occupancy.

PROPERTY PHOTOS



LADNER

Ladner Village, B.C. is located at the junction of Highway 17A and Ladner Trunk Road, serving as a key service hub within the Delta / South Fraser region. With a local population of over 23,000, the community supports steady demand for daily-needs retail such as pharmacy, grocery, fuel, and quick-service restaurants, in addition to capturing regional traffic along Highway 17A connecting Highway 99 with the Tsawwassen BC Ferries terminal.

C-1 Zoning (City of Delta)

PART 14 COMMERCIAL ZONES

14.10 C1: CORE COMMERCIAL ZONE

14.10.1 INTENT

14.10.2 PRINCIPAL USES

- Animal daycare
- Animal grooming
- Assembly hall
- Auction rooms
- Brew pub
- (deleted Childcare facility)
- Club
- Coffee shop
- Convenience store
- Cultural facility
- Education facility
- Financial institution
- Garden shop
- Health care office
- Hotel
- Household goods repair
- Household recycling and collection facility
- Indoor recreation facility
- Liquor primary establishment
- Liquor store, subject to Section 14.10.7(a)
- Movie theatre
- Office operation
- Personal services
- Pharmacy
- Polyclinic
- Restaurant
- Retail sales
- Sale of motor vehicles, subject to Section 14.10.7(b)
- Secondary residential accommodation
- Veterinary clinic
- Wine store

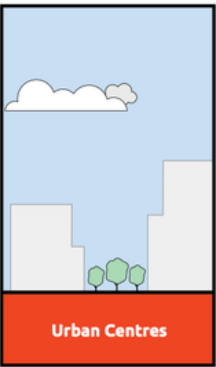
2024 Demographics

Source: Site Demographics Report

	2KM Radius	3KM Radius	5KM Radius	5 Min Drive
Total Population	18,950	25,822	29,218	22,293
Daytime Population	15,855	21,592	34,316	18,618
Avg. Household Income	\$140,327	\$146,872	\$149,472	\$145,693
Total Households	7,023	9,373	10,472	8,176
Population Growth (2024-2029)	6.9%	7.8%	8.9%	8.6%
Household Growth (2024-2027)	4.0%	4.7%	5.3%	5.1%

2024 estimates & 2029/2027 projections

OCP (City of Delta)



Purpose

Create vibrant urban centres with the greatest diversity of housing, shopping and other opportunities to meet daily needs in a walkable environment served by transit.

Main Building Type(s)

- » Mid-rise residential and mixed-use buildings
- » Ground floors should include primarily commercial and civic uses that contribute to a lively, inviting, and safe pedestrian experience
- » Discourage surface parking

Height / Density

- » Generally, up to 6 storeys, with limited opportunities for up to 24 storeys where a significant community contribution is provided
- » Rental and non-market housing contributions will be encouraged in all projects over 6 storeys and will be expected for projects that include buildings that are 18 storeys or higher
- » Subject to any applicable height maps (see "Map 4, Ladner Village Height Map")

Main Uses

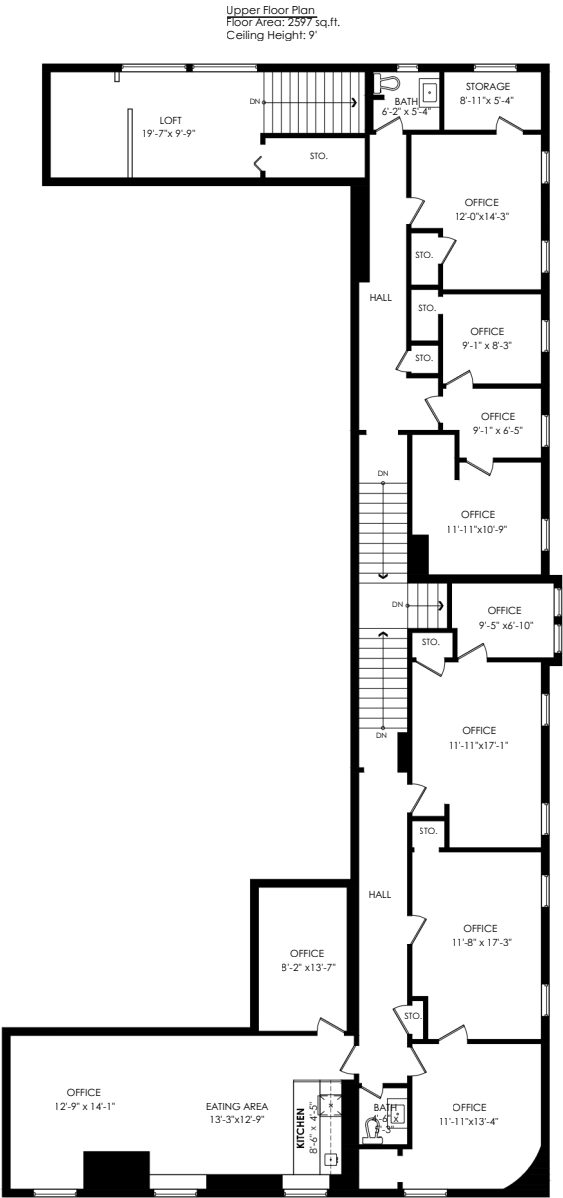
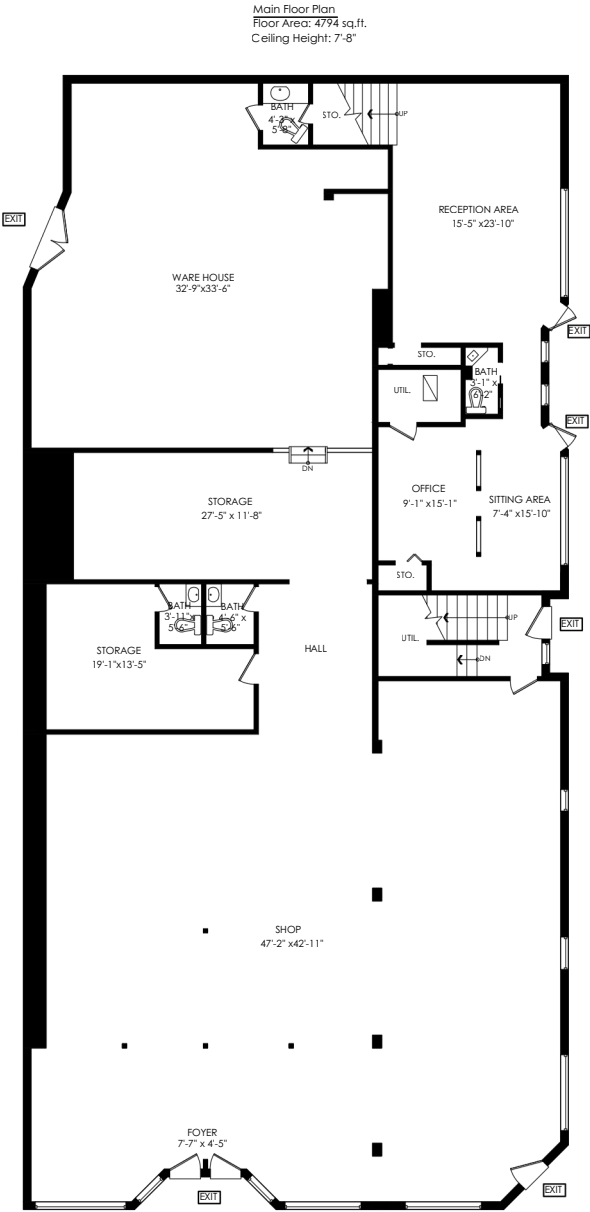
- » Residential
- » Commercial (e.g., retail, service, office, dining, entertainment, accommodation, childcare)
- » Civic
- » Major Trip-Generating Uses may be considered

What are Major Trip-Generating Uses?

Non-industrial office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues. Where office or business uses are supportive of industrial uses, these are permitted in industrial areas.

Building Floor Plans

Main Floor: 4,794sq. ft.
Upper Floor: 2,597sq. ft.
Total Area: 7,391 sq. ft.



5019 48 AVE



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E&O Insured. For advertising purposes only. Not intended for architectural or construction use. Floorplan and measurements are approximate within +/- 2% tolerance.



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