



Colliers

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For Sale

Riverfront *Business Centre*

104-8300 92 Street, Delta, BC

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Accelerating success.

The Location

Colliers presents the opportunity to acquire a premium industrial strata unit at Riverfront Business Centre, located at 104-8300 92 Street in Delta, BC. Completed in 2021, this modern, high-quality development offers exceptional design, functionality, and a professional corporate image in a sought-after riverfront setting.

The subject property features durable concrete tilt-up construction and a highly efficient layout, ideal for a wide range of industrial and business uses. With generous warehouse clear heights, grade-level loading, and contemporary office improvements, the unit is well-suited for both owner-users and investors seeking a turnkey opportunity in a best-in-class development.

Strategically positioned in North Delta, Riverfront Business Centre provides outstanding connectivity to key transportation corridors, including Highways 91 and 99, offering efficient access throughout the Lower Mainland, Vancouver International Airport, and the Canada/U.S. border. This central location continues to attract a strong mix of industrial users, making it an excellent long-term investment in one of Metro Vancouver's most dynamic industrial markets.



Modern
Industrial strata
unit



Excellent access
to Highways
91 and 99



Central North
Delta location

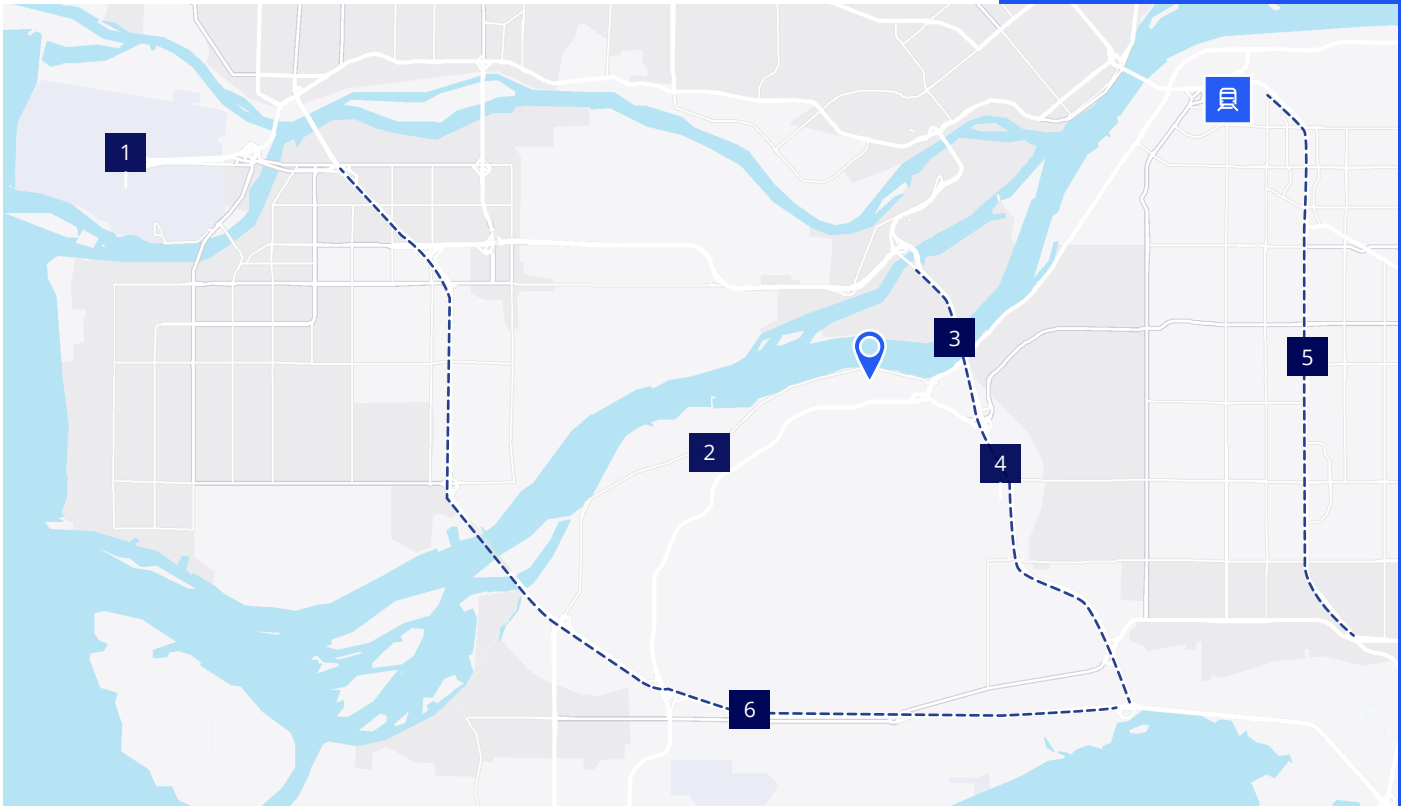


Efficient
warehouse/office
layout

Property Overview

Address	104-8300 92 Street, Delta, BC
PID	031-449-417
Zoning	I-2 - Medium Impact Industrial
Area	Main: 1,605 SF
	Mezzanine: 1,197 SF
	Total: 2,802 SF
Ceiling Height	26' Clear Warehouse Ceiling Height
Loading	Grade-level
Availability	Immediate
Sale Price	\$1,488,000.00
Property Taxes	\$14,957.14 (2025)
Features	LED Lighting
	200-amp, 120/208V three-phase electrical service
	Gas-fired unit heaters
	Warehouse equipped with ceiling fans
	Finished washrooms on both main and second levels
	Built-in kitchenette with microwave, fridge, sink, and millwork

Easy access to local amenities



Local Routes & Amenities

- | | | | |
|---|---------------------------------------|-----------------------------|-----------------------|
| 1 | Vancouver International Airport (YVR) | 5 | King George Boulevard |
| 2 | Food & Retail | 6 | Highway 99 |
| 3 | Alex Fraser Bridge | Scott Road Skytrain Station | |
| 4 | Highway 91 | | |

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