

**AVISON
YOUNG**

For Sale

270 - 8208 Swenson Way
Delta, BC



A 1,641 sf strata unit for sale in the Nordel Industrial Area of Delta

John Eakin, Vice President
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Property details

BUILDING SIZE

Second floor office	826 sf
Ground floor warehouse	815 sf
Total area	1,641 sf

PID

018-394-825

LEGAL DESCRIPTION

Strata Lot 16, Plan LMS1019 , District Lot 119, Group 2 New Westminster Land District, DL 437, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

ZONING

I2 (Medium Impact Industrial Zoning)

YEAR BUILT

1993

TAXES (2026)

\$7491.91

STRATA FEES

\$519.58








SALE PRICE

\$835,000

Location

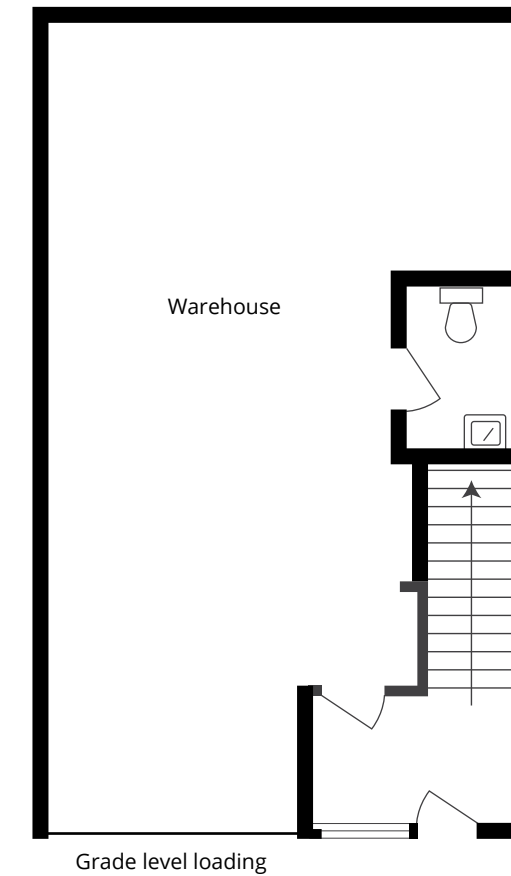
This property is located in the prestigious and well located Nordel Business Park. The subject property is ideally situated at the south end of the Alex Fraser Bridge in North Delta. 8208 Swenson Way's central location provides easy access to all parts of the Lower Mainland via Highway 17 and Highway 1 and is just 30 minutes to Downtown Vancouver, 20 minutes from the airport and 20 minutes from the U.S. border. This attractive development will provide a purchaser with a first-class quality address at an affordable price.

Property highlights

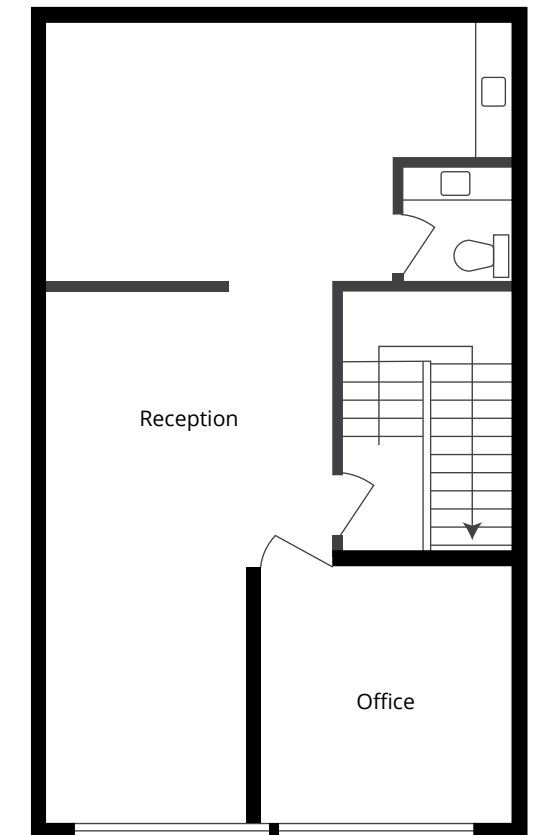
-  1,641 sf of building
-  High-quality finished office space
-  3-phase 600 Volt electrical power
-  10' x12' grade level loading
-  14' ceiling heights
-  Skylights
-  Kitchenette area

Unit plan

GROUND FLOOR



SECOND FLOOR





Contact for more information

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