

FOR SALE



RE/MAX
2000 REALTY

6,177 SF LOT



DELTA, BC | 9505 GUNDERSON ROAD

A rare opportunity for owner-users and investors to acquire a waterfront industrial property in Delta's highly constrained Gunderson Road corridor. This property offers direct access to the Fraser River, functional warehouse improvements, and immediate connectivity to key regional transportation and port infrastructure.

Lisa Tabios

604-209-8876

Lisa.tabios@remax.net

Christina Scott

778-882-7231

Christina.sdht@gmail.com

RE/MAX 2000 Realty
103-15127 100 Ave
Surrey, BC V3R 0N9
604-583-2000
www.remax2000realty.com

9505 Gunderson Road, Delta, BC

Positioned along Gunderson Slough, this unique waterfront industrial property offers approximately 6,177 SF of land and 5,500 SF of warehouse improvements with direct river access. The site includes two functional industrial buildings and a privately owned boat lift, providing rare marine utility in an increasingly supply-constrained market. Held by the same family for over 90 years, the property presents a generational acquisition opportunity with both owner-user functionality and long-term redevelopment or income potential.

***All buyers business uses are subject to approval by the Port of Metro Vancouver. Contact us for an NDA to access the full due diligence package.*



KEY FEATURES

- Direct waterfront access
- Functional dock and boat lift with access to the Fraser River via Gunderson Slough
- Permits a wide range of uses including warehouse, repair, marine services, and light industrial operations
- Port-oriented location
- Minutes to major logistics hubs including port facilities and industrial corridors
- Rare supply-constrained asset
- One of the last remaining privately held industrial waterfront properties on Gunderson Road

Property Details

Legal Description

Lot 3 District Lots 23 And 24
Group 2 And Of Section 34
Block 5 North Range 3 West
New Westminster District
Plan 11763

PID

005-956-307

Lot Size

6,177 SF (0.14 Acres)

Floor Area

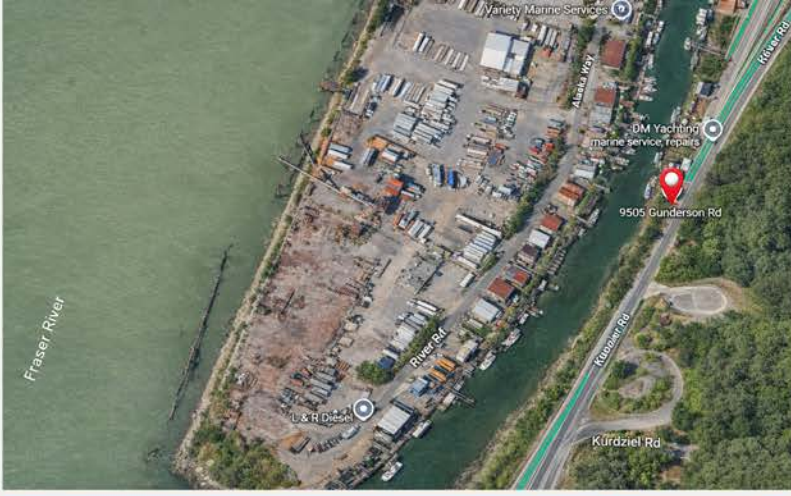
5,500 SF

Zoning

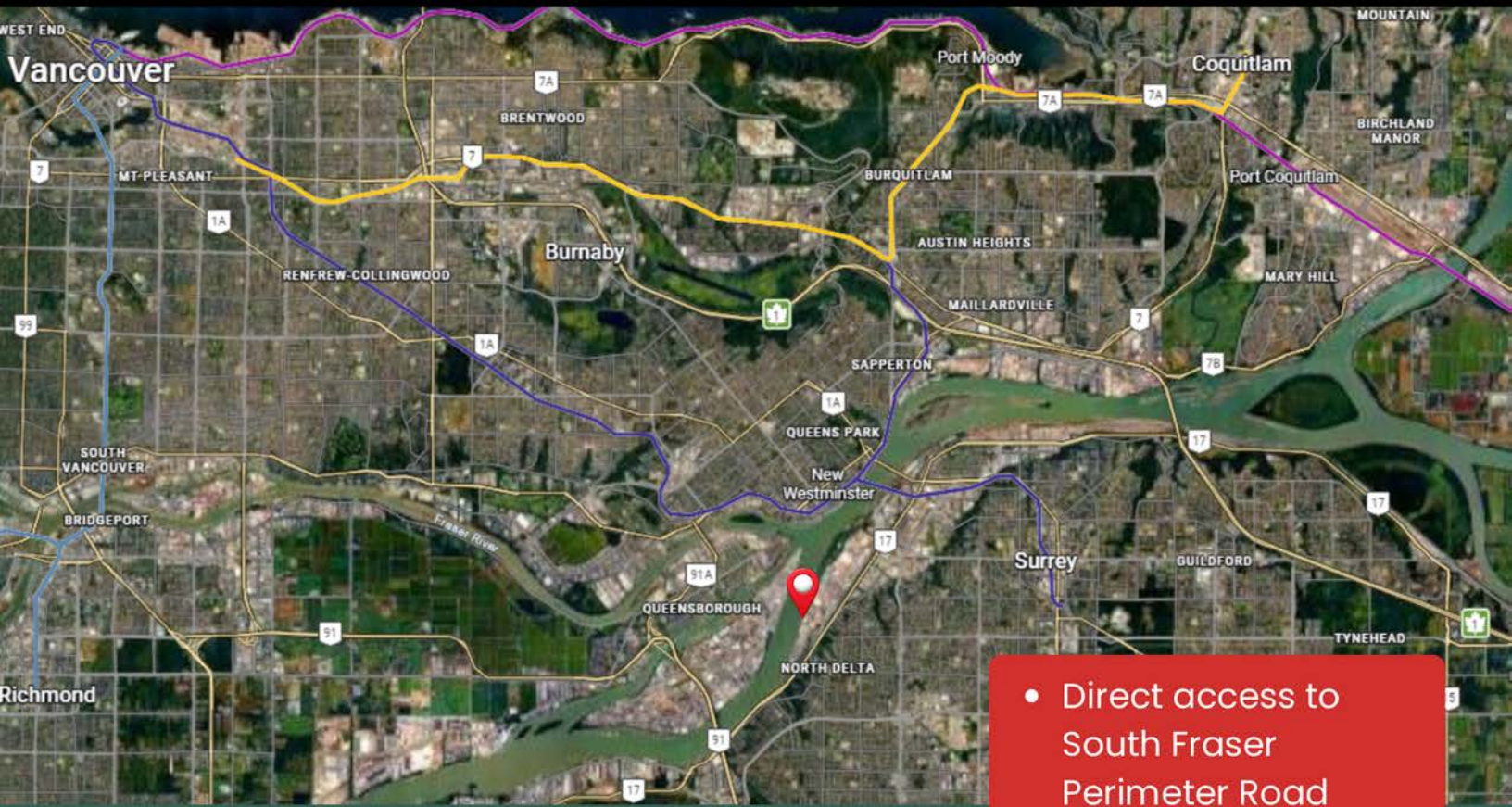
I1 – Low Impact Industrial
Building Size 5500 SF

Price

\$999,000.00



Strategic Waterfront Industrial Location



- Direct access to South Fraser Perimeter Road
- Minutes to Fraser Surrey Docks and DP World
- Central to Metro Vancouver logistics network
- Waterfront access on the Fraser River

CONTACT US

Lisa Tabios | Christina Scott
Phone: 604-209-8876 | 778-882-7231
Email: Lisa.tabios@remax.net
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