

*For
Sale*



11955 95A Avenue Delta, BC



14,069 SF Industrial and Office Building on a Half Acre
Adjacent to Scott Road in Delta



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Lennard Commercial and London Pacific proudly present this freestanding industrial property offering immediate income potential and significant future redevelopment upside along North Delta’s rapidly evolving Scott Road Corridor. Currently configured as a multi-tenant industrial zoned building, the property provides flexibility for investors seeking a stable holding asset or owner-users looking for a strategically located facility for their operations.

Salient Facts



Address

11955 95A Avenue, Delta, BC

PID

017-999-472



Zoning

I1 - Low Impact Industrial



Legal Description

LOT B (BF442444) SECTION 36

TOWNSHIP 4 NEW WESTMINSTER

DISTRICT PLAN 1518



Price

\$7,300,000



Property Size

21,783.64 SF

Property Dimensions

140 ft X 156 ft



Building Size

14,069 SF

Situated on an expansive lot with ample on-site parking, the property offers functional industrial space, a full commercial kitchen, and office space. The building also includes approximately 3,000 square feet of walk-in cooler and freezer space, providing additional versatility for food-related businesses and specialized users.

Beyond its existing improvements, the property represents a compelling long-term investment opportunity with the potential to contribute to a future high-density development land assembly. With immediate utility, diverse income-generating capabilities, and significant redevelopment potential, this offering presents a rare opportunity to acquire a strategically positioned asset in one of North Delta’s key growth corridors.



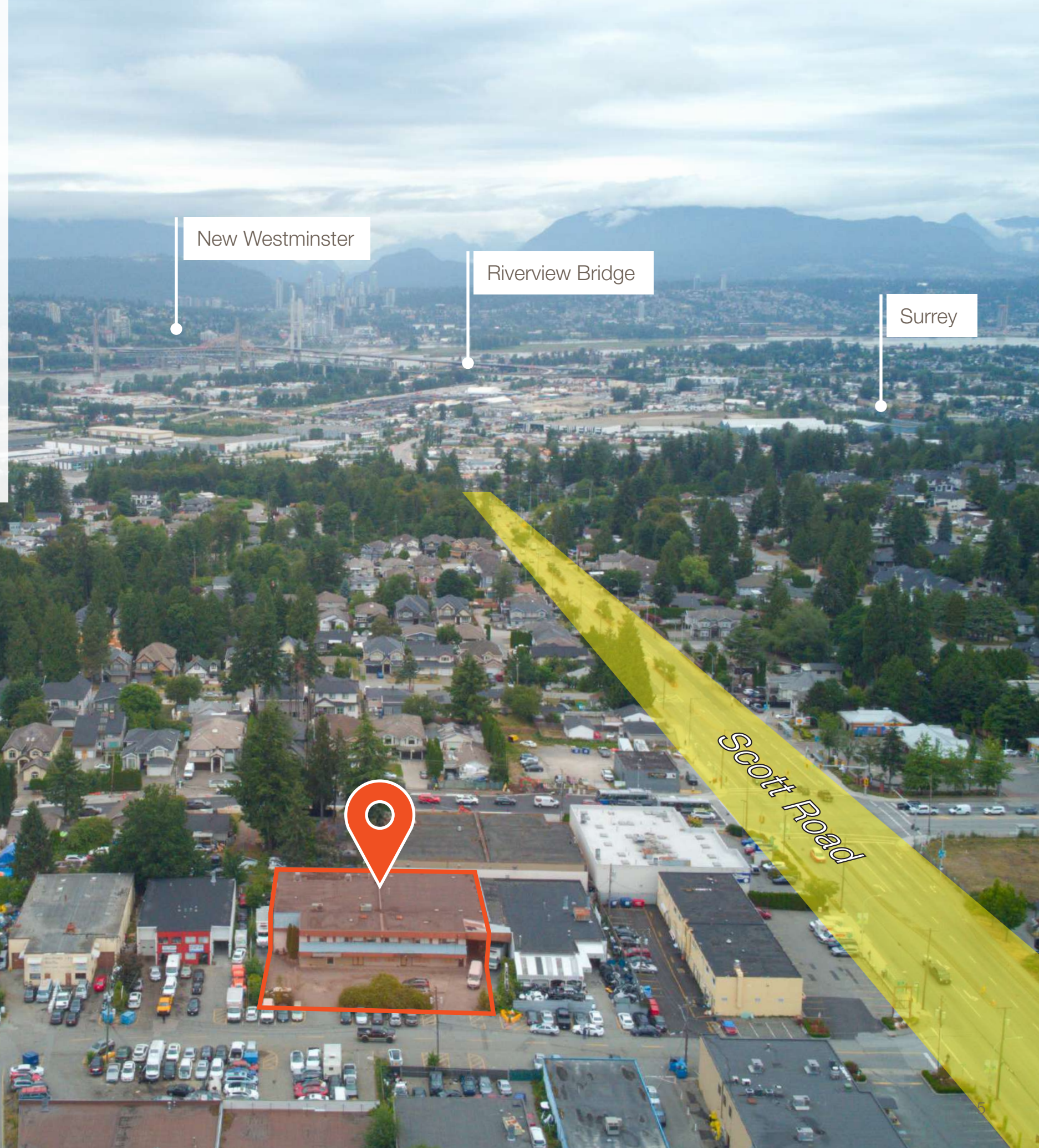
11955 95A Avenue Delta, BC

Location

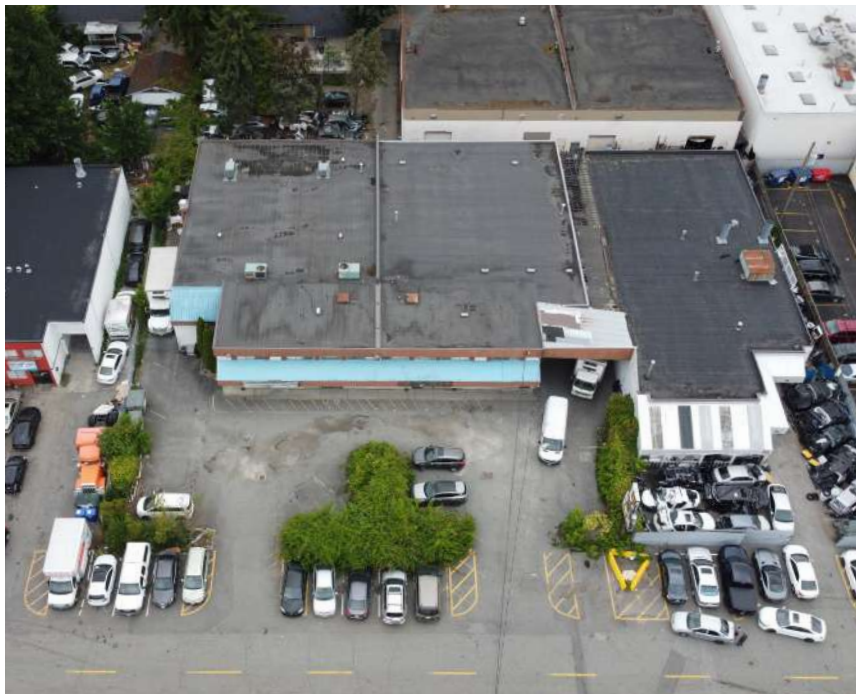
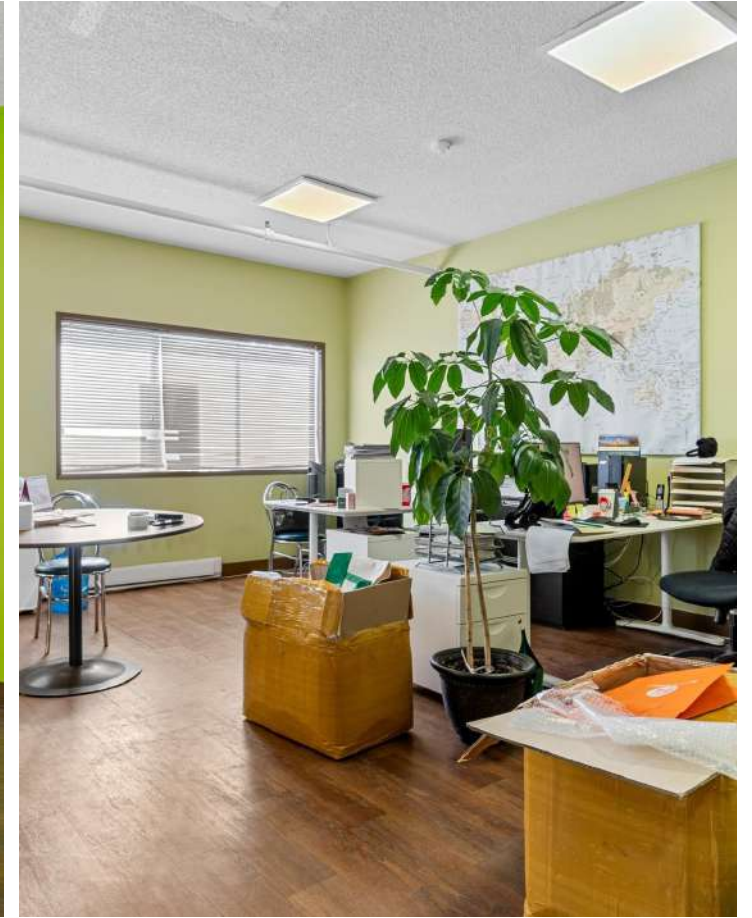
Strategically positioned along one of the Fraser Valley's most established transportation routes, the Scott Road Corridor serves as a key commercial and industrial hub connecting North Delta and Surrey. The corridor benefits from excellent regional accessibility, with direct connections to Highway 17, Highway 91, Highway 99, and the Alex Fraser Bridge, providing efficient access to Metro Vancouver, Richmond, Burnaby, and the broader Fraser Valley.

The area is undergoing significant transformation, driven by ongoing investment, population growth, and municipal initiatives aimed at revitalizing Scott Road into a more vibrant mixed-use and employment-focused corridor. With a diverse mix of industrial, retail, service commercial, and residential uses, the area continues to attract businesses seeking convenient access to a growing customer base and a highly connected workforce.

Surrounded by established neighbourhoods, major employment nodes, and extensive transit infrastructure, including the Scott Road SkyTrain Station, the Scott Road Corridor offers a compelling opportunity for investors, owner-users, and developers seeking long-term value in one of Metro Vancouver's most strategically located growth areas.



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