1 - 9015 120 STREET, DELTAFULLY BUILT-OUT MEDICAL OFFICE

FOR **SALE**



VISHAV JYOTI
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OVERVIEW

William Wright Commercial is pleased to present a rare opportunity to acquire a fully built-out, turnkey medical office space in Delta. Located on the intersection of Scott Road and 90th Ave, this ±4,100 SF ground-floor corner unit offers exceptional visibility complemented by three separate entrances for maximum accessibility. Designed for both efficiency and comfort in 2022, the space includes eight treatment rooms, two open areas, a private office, four bathrooms, a kitchen, and laundry facilities. Modern features such as dual HVAC systems, security cameras, an alarm system, and window guards enhance functionality and security. Delivered vacant at closing, this high-exposure, move-in-ready property is ideally suited for an owner-occupier seeking a premier medical office in a prime location.









PROPERTY HIGHLIGHTS



Fully built-out medical office



Vacant possession - ideal for owner occupier



Excellent exposure, corner unit with 3 entrances



Prime location



Layout features eight treatment rooms, two open areas, a private office, four bathrooms, kitchen, and laundry facilities



Dual HVAC systems, security cameras, an alarm system, and window guards enhance functionality and security

SALIENT FACTS

SIZE

± 4,107 SQFT

PARKING

71 Common Stalls

ZONING

CD 403

STRATA FEES

\$1,686.15

PROPERTY TAXES

\$25,291.28

PID

030-675-731

PRICE

\$4,088,000



FLOORPLAN



All offers are subject to the approval of the Supreme Court of British Columbia and must incorporate the attached Schedule A. Please give a 24-hour notice for the showings. Please do not approach staff directly. For all information, facts, dimensions, etc, deemed correct, the buyer or buyer's agent must do their due diligence to verify such information.

DELTA DEMOGRAPHICS



Population 275,199



Households 86,171



Median Age 35.0



WHAT'S IN DELTA?

Education

Restaurants

Nearby choices for on premise and take-out dining

Schools and places for education and skills transfer



Gardens, Parks & Playgrounds 28

Access to Green **Spaces**



Avg. Household Income \$118,753



Labour Force 157,363



Walkscore 85













FOR MORE INFORMATION CONTACT

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