

1 - 9015 120 STREET, DELTA
FULLY BUILT-OUT MEDICAL OFFICE

**FOR
SALE**

MEDICAL OWNER OCCUPIER OPPORTUNITY



WILLIAM | WRIGHT

VISHAV JYOTI
PERSONAL REAL ESTATE CORPORATION
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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 $\pm 4,100$ 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

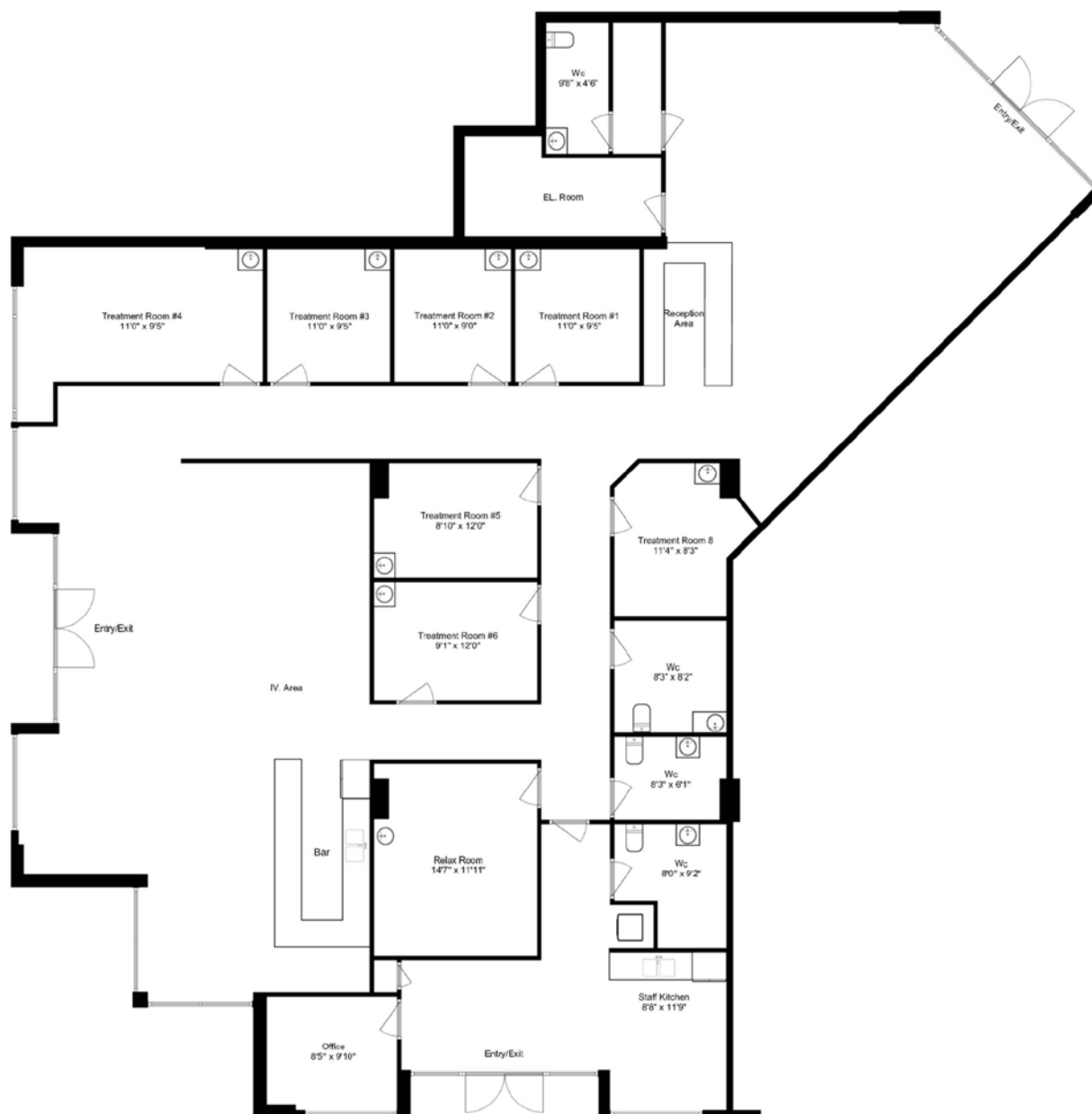
030-675-731

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



Avg. Household Income
\$118,753



Labour Force
157,363



Walkscore
85

WHAT'S IN DELTA?



Restaurants
519

Nearby choices for on premise and take-out dining



Education
130

Schools and places for education and skills transfer



Gardens, Parks & Playgrounds
28

Access to Green Spaces



SmartCentres Surrey • 6 minute drive



Nordel Crossing Shopping Centre • 4 minute drive



DRIVING TIMES

YVR AIRPORT	33 MINS
NEW WESTMINSTER	15 MINS
SURREY CENTRAL STATION	11 MINS
GATEWAY STATION	11 MINS
SCOTT ROAD STATION	9 MINS



FOR MORE INFORMATION CONTACT

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