



105 & 205 8275 92nd Street, Delta, BC

Highlights

- ▶ 2,157 SF warehouse
- ▶ 16'-26' clear ceiling height
- ▶ 1,133 SF office
- ▶ 5 separate offices, boardroom, washroom, and server room
- ▶ One grade loading door
- ▶ 3 parking spaces

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105 & 205 8275 92nd Street

The Opportunity

The property represents an opportunity to acquire two adjoining industrial strata units. The subject properties are one 2,157 SF ground floor strata warehouse unit and a 1,133 SF second storey strata office unit in the Buckingham Industrial Estates complex that was constructed in 2015. The ground floor unit has 16' to 26' ceiling heights, washroom and one grade door. The second-floor unit has 5 separate offices, including a boardroom, washroom, and server room. The units are zoned I2 (Medium Impact Industrial Zone). The Strata fees are approximately \$340 per month, and The City of Delta Official Community Plan designates the existing General Land use for the property as "Industrial." The intent of this designation is to establish light, heavy, and water-related industrial uses.

Location

The property is located on the west side of 92nd Street, just south of River Road in north Delta, B.C.. The property has easy highway access to the Alex Fraser Bridge, the Queensborough Bridge and Richmond Connector, with access to the rest of the Lower Mainland, Greater Vancouver, and all amenities.

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Property Details

Civic Address

105 & 205 8275 92nd Street
Delta, BC V4G 0A44

Legal Description

Strata Lot 2 & 10 District Lot 132 Group 2 New Westminster District Strata Plan EPS2712. Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

PIDs

029-535-735 & 029-535-816

Zoning & OCP Designation

I-2 (Medium Impact Industrial Zone)

Property Taxes

\$12,708.71 (2025)

Price

\$1,480,000

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**105 & 205 8275
92ND STREET**

RIVER RD

92ND ST

HWY 17

17

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