

// 7,589 SF Office & Retail Space

FOR SALE

Units 11 & 12 – 7228 Progress Way, Delta

REDUCED PRICE

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PROPERTY DETAILS



OPPORTUNITY

This rare office/retail unit in **Tilbury Industrial Park** offers a functional layout with exceptional versatility for a variety of businesses.

Featuring two floors of fully finished office space and a dedicated showroom, it's an ideal opportunity for any industrial service business.

With outstanding visibility and accessibility in one of the most central industrial hubs in the lower mainland, this prime location is perfect for establishing or expanding your operations.

Address Units 11 & 12 – 7228 Progress Way, Delta BC

| | | |
|-------------|--------------|-----------------|
| Area | Ground Floor | 3,787 sf |
| | Second Floor | 3,802 sf |
| | Total | 7,589 sf |

Asking Price \$3,950,000 **\$3,495,000**

Taxes \$20,110 (2024)

Strata Fees \$856.29

Parking 8 Parking Stalls

Year Built 1990

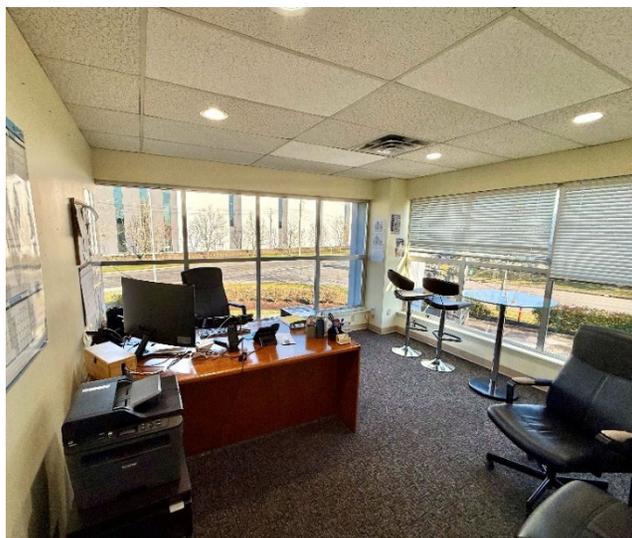
Zoning **I2 – Medium Impact Industrial Zoning** provides opportunity for light and medium industrial uses, as well as office uses and retail opportunities.



BUILDING FEATURES & ZONING

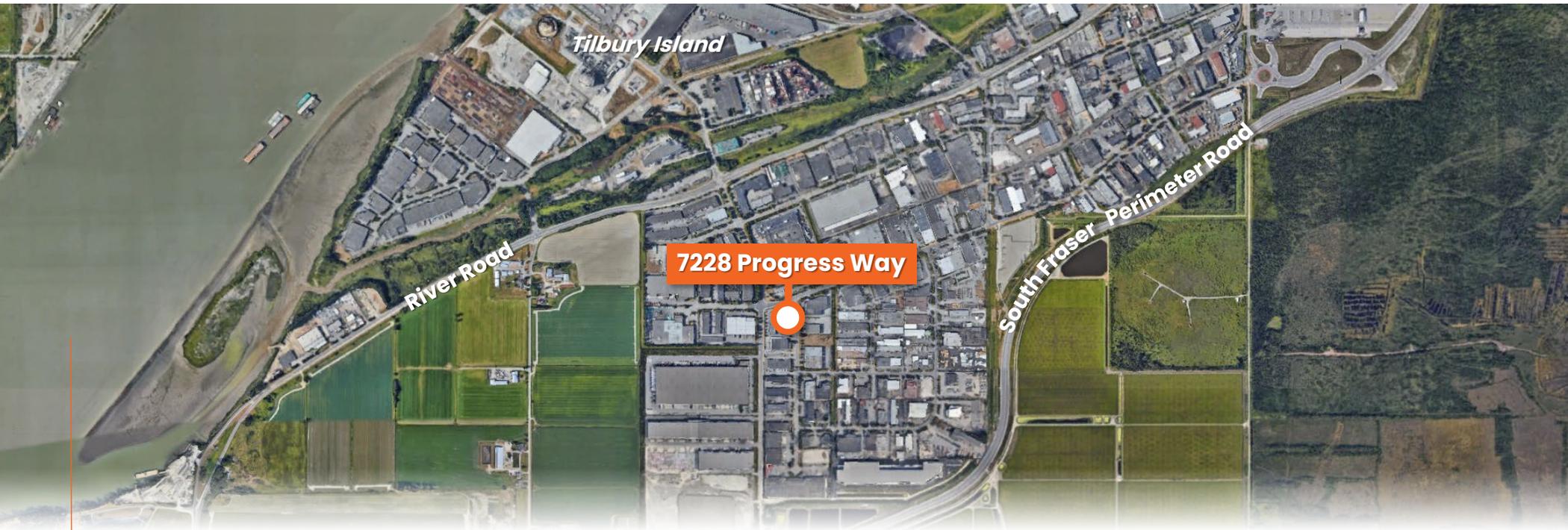
FEATURES

- Prominent corner location fronting Venture Street & Progress Way
- Tilt up concrete construction
- The current layout contains a fully finished second floor office, fully finished ground floor office, and ground floor showroom
- Potential for one existing tenant as well as leaseback to vendor
- 200A 3-phase power capabilities
- HVAC throughout
- Boardroom, kitchenette, and multiple private offices
- Men's and women's washrooms



LOCATION

7228 Progress Way is strategically positioned at the prominent corner of Venture Street and Progress Way. Boasting excellent street exposure, this location ensures maximum visibility for your business. With quick access to Highways 99 and 91 via River Road, the property is ideally situated for seamless connectivity across the Lower Mainland. Whether servicing Vancouver, the Fraser Valley, or the U.S. border, this central location offers unmatched convenience for logistics, distribution, and operations.



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