

7,243 SF

9513 Gunderson Road | North Delta, BC

FOR LEASE | Industrial/Residential Opportunity
on the Fraser River

A rare chance to lease industrial property for live/work on Gunderson Road. This property combines light industrial zoning, Fraser River access. Monthly lease \$6200 plus GST

Stardom Holdings Ltd.
603 379 7827



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North Delta, BC

Key Features

- ▶ **IL1 Light Industrial Zoning** – wide range of permitted uses including shop, warehouse, heavy-duty/diesel repair, marine services, and more
- ▶ **Direct Fraser River Access** – potential to generate additional income through boat moorage
- ▶ **1,200 SF Two-Storey Home** – live/work potential
- ▶ **Excellent Transportation Links** – immediate access to Highway 17 with quick connections to major trade routes
- ▶

Ideal For

- ▶ **Business Occupiers** looking to establish their business and residence on the same property
- ▶ **Moorage** for marine boats pleasurecraft
- ▶ **Specialty Operators** in marine, automotive, or service industries who can leverage the riverfront location

Why 9513 Gunderson Road?

Whether you are looking to consolidate business operations, live/work , this opportunity is not to be missed.

Property Details

Legal Description

Lot 3 District Lots 23 And 24 Group
2 And Of Section 34 Block 5 North
Range 3 West New Westminster
District Plan 11763

PID

005-956-307

Lot Size

7,243 SF

Dwelling area

1,210 SF

Zoning

I1 - Low Impact Industrial

Year Built

1950

