

**Unit 102,**  
**4872 Delta Street**  
Ladner, BC

- Main floor (2) CRU's side by side
- Extensive Glazing at the front of the Unit
- Direct exposure to foot traffic on Delta Street
- Ceiling height 11 feet
- Signage opportunity
- Ample street parking



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**COMMERCIAL**



**CORFAC**  
INTERNATIONAL

# PROPERTY SUMMARY

## Address

Unit 102,  
4872 Delta Street, Ladner, BC

## Zoning

CD476

## Unit Size

1,736SF

## Ceiling Height

11 feet

## Parking

Ample street parking

## Base Rent

\$29 PSF

## Additional Rent

\$7 PSF

## Leasable Area

1,832SF

## Occupancy

Q3 2024

## Asking Sale Price

\$1,822,550



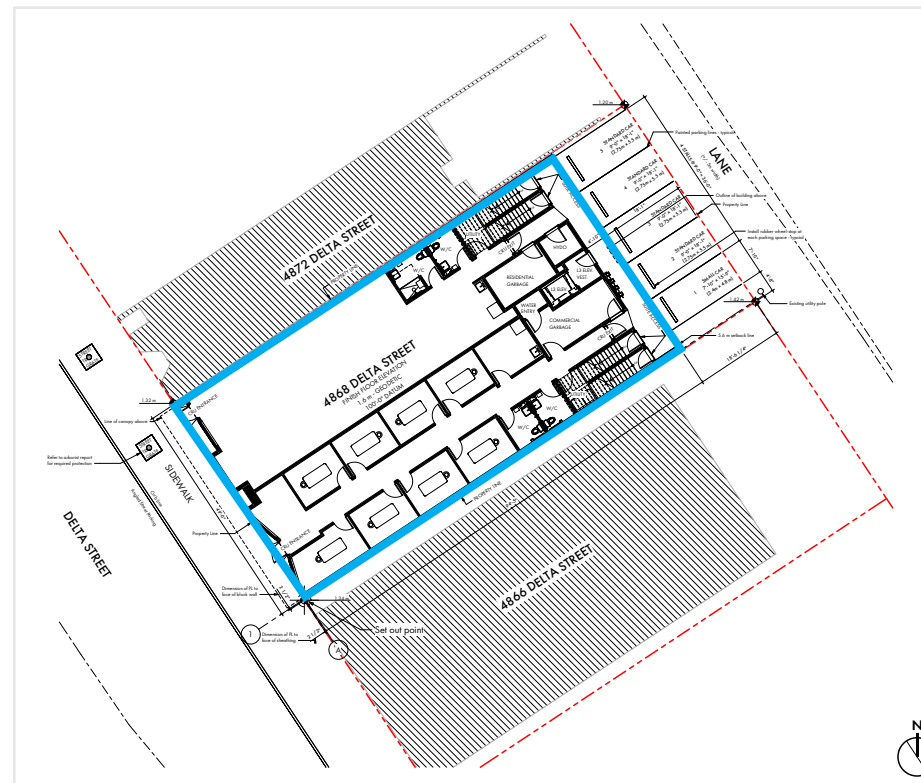
## OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to Purchase or Lease brand-new centrally located Main floor retail unit located on Delta Street in Ladner. The subject space is ideal for a variety of Retail, and Professional Office use and is currently at shell stage slated for Tenant Improvements in Q3 2024.

## LOCATION

The subject property is in the vibrant part of the town with lots of foot traffic and anchored by restaurants, office and multiple commercial establishments. The property easily accessible with all directional access and close proximity to key transportation infrastructure and major arterials, which makes the property a prime location for growing businesses.

## FLOOR PLAN



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#### NEARBY

1. Panago Pizza
2. Britannia Brewing Ladner
3. Go-Go Sushi & Cafe
4. Niagra Pizza
5. Il Posto Italian Eatery
6. WorkBC Centre Ladner
7. Niagra Pizza
8. Jarry's Market
9. Lordco Auto Parts
10. Ladner Harbour Centre

SUBJECT  
PROPERTY

#### Drive time to

YVR Airport	26 min
US Border	34 min

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