

**7759 115 STREET, DELTA**  
**FULLY SERVICED DUPLEX LOT IN SCOTTSDALE**

**FOR  
SALE**



**WILLIAM | WRIGHT**

**VISHAV JYOTI, CCIM**  
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604.428.5255





**ALEX FRASER BRIDGE**

115 ST

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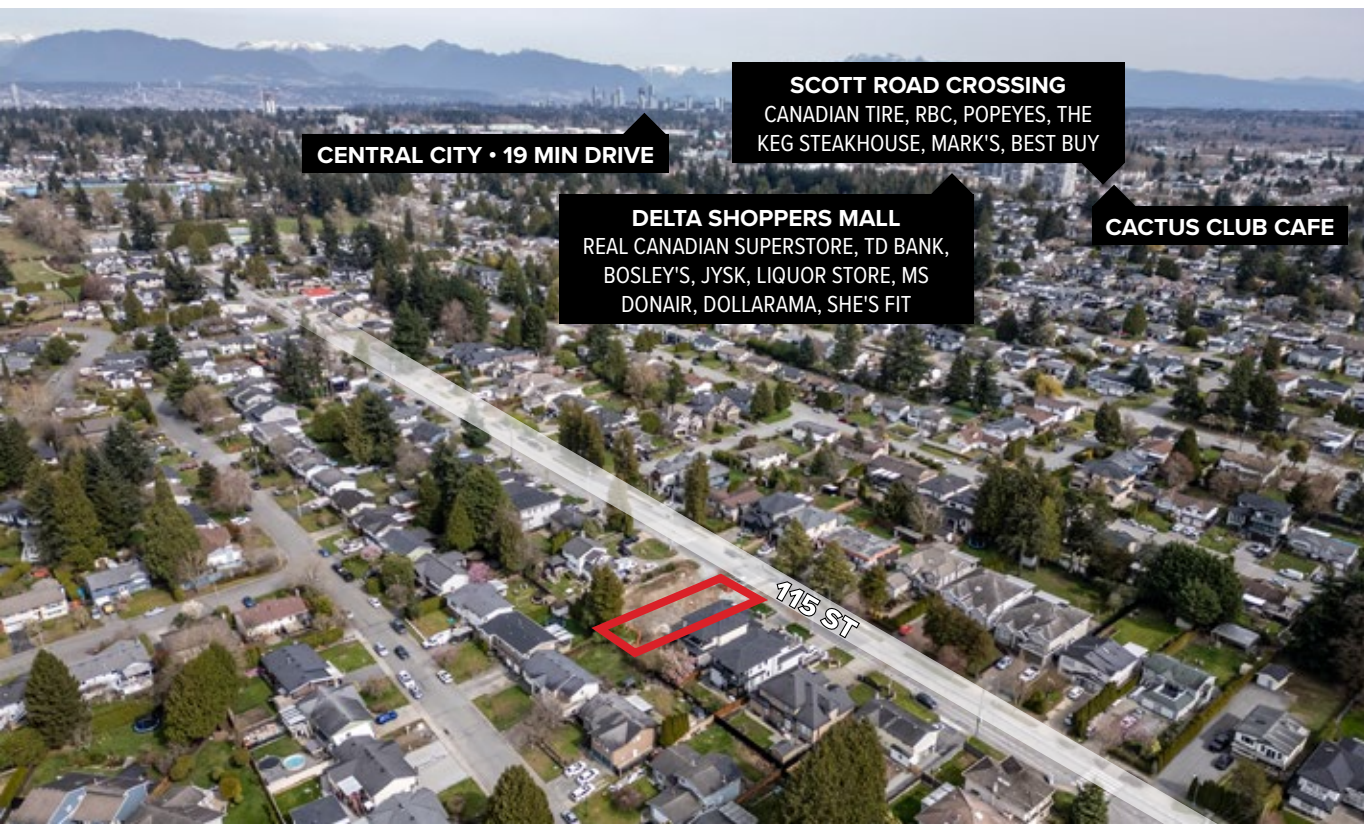
## FULLY SERVICED DUPLEX LOT

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William Wright Commercial is pleased to present a rare opportunity to acquire a fully serviced duplex lot in the highly desirable Scottsdale neighborhood of North Delta.

This approx. 5,069 SF ready-to-build lot has all major services installed, allowing buyers to proceed with construction without typical servicing delays. The property permits the development of a duplex or a 3-level residence with a legal suite, offering excellent potential for rental income, multi-generational living, or long-term investment.

Situated in a quiet, family-friendly community, the property is within walking distance to schools, parks, shopping, and transit. It also offers excellent connectivity, with quick access to Scott Road, Highway 91, and Highway 99. This offering presents an excellent opportunity for builders, investors, or families looking to build a duplex or a custom home in a prime location.



**CENTRAL CITY • 19 MIN DRIVE**

**SCOTT ROAD CROSSING**  
CANADIAN TIRE, RBC, POPEYES, THE  
KEG STEAKHOUSE, MARK'S, BEST BUY

**DELTA SHOPPERS MALL**  
REAL CANADIAN SUPERSTORE, TD BANK,  
BOSLEY'S, JYSK, LIQUOR STORE, MS  
DONAIR, DOLLARAMA, SHE'S FIT

**CACTUS CLUB CAFE**

115 ST

## SALIENT DETAILS

Size +/- 5,069 SQFT

Zoning RS-7

PID 032-717-920

Legal Description  
LOT 2 SECTION 24  
TOWNSHIP 4 NEW  
WESTMINSTER DISTRICT  
PLAN EPP147630

Price \$978,000



Fully Serviced Duplex Lot



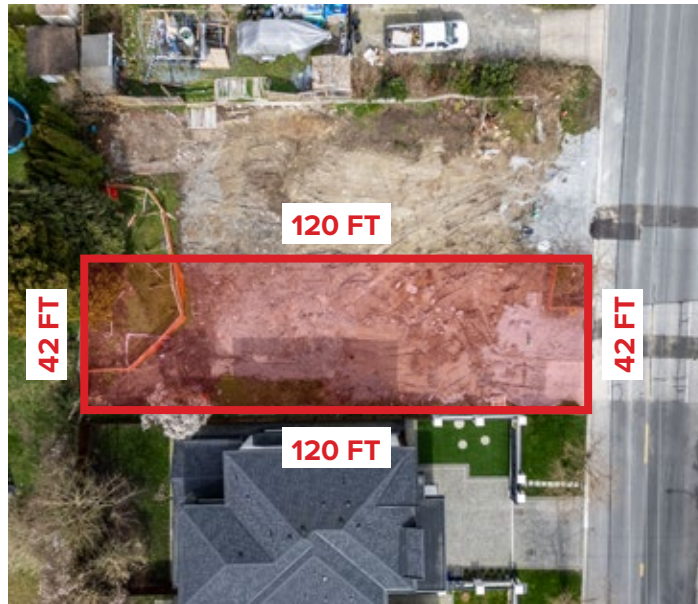
3-Level Home Potential with Legal Suite



Excellent connectivity to Scott Road, Hwy  
91, Hwy 99, Hwy 7



Prime Scottsdale Location



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## SCOTTSDALE NORTH DELTA

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Located in the heart of Scottsdale, North Delta, this property benefits from one of the area's most established and family-oriented residential communities. Scottsdale is known for its quiet streets, strong schools, and convenient access to everyday amenities, making it a highly desirable place for families and homeowners.

The neighborhood offers excellent connectivity, with quick access to Scott Road, Highway 91, and Highway 99, allowing for convenient travel to Surrey, Richmond, Vancouver, and other parts of Metro Vancouver. Residents also enjoy close proximity to major retail hubs including Scottsdale Centre, Strawberry Hill Shopping Centre, and a variety of restaurants, grocery stores, and services.

Families benefit from nearby elementary and secondary schools, parks, and recreation facilities, while transit options along Scott Road and surrounding corridors provide easy access throughout the region.

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## CONTACT LISTING AGENT

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### Drive Times

**SURREY CENTRAL STATION**

20 MINUTES

**YVR INTL. AIRPORT**

25 MINUTES

**DOWNTOWN VANCOUVER**

48 MINUTES