102-7511 120 STREET, DELTA

FULLY IMPROVED GROUND FLOOR RETAIL UNIT

FOR SALE



WILLIAM | WRIGHT

KARMAN KANG
PERSONAL REAL ESTATE CORPORATION
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604.546.5555



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102-7511 120 STREET, DELTA

Rare opportunity to own a 1,457 SF ground-floor strata unit on Scott Road (120 Street) in North Delta. The unit is fully improved with multiple private offices, a reception area and an open flex space, making it move-in ready for a professional office user. It sits at street level with prominent exposure along 120 Street, front and rear access, and shared surface parking. It's located in a well-maintained 2012-built mixed-use building with an established professional tenant mix and steady daily traffic. Ideal for an owner-user looking to stop paying rent, or an investor seeking a quality, low-maintenance asset in a high-visibility North Delta corridor.

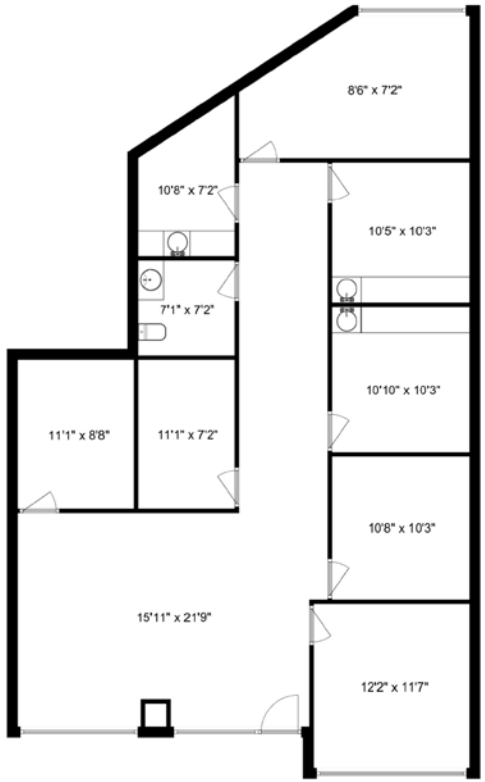






SALIENT FACTS

Size	± 1,457 SQFT
Zoning	CD-384
PID	028-898-907
Legal Description	STRATA LOT 2 DISTRICT LOT 24 TOWNSHIP 4 NEW WESTMINSTER DISTRICT STRATA PLAN EPS930 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Property Taxes	$11,178.70
Strata Fees	$681.52
Price	$1,785,000



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.













FOR MORE INFORMATION CONTACT

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