



Commercial
FOR SALE

INVESTMENT/OWNER USER

109-7511 120th Street
Delta, BC



Represented By

Patricia Wong Chong

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Adam Rabeda

Personal Real Estate Corporation

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320 - 1385 West 8th Avenue

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LOCATION

Located on the Southwest corner of 75A Avenue & 120th Street (Scott Road) in Delta.

PROPERTY

The property is a 4-storey mixed-use building with retail and office tenants on the ground floor and residential above. There are 42 shared commercial surface parking stalls at the rear of the building that offers easy ingress and egress.

BUILDING FEATURES

- From 11'8" to 14'6" ceiling height to underside of concrete suspended slab
- 120/208 volt, 3-phase power
- HVAC system
- Storefront signage
- Abundant parking
- Customer access from both front and rear doors

SIZE

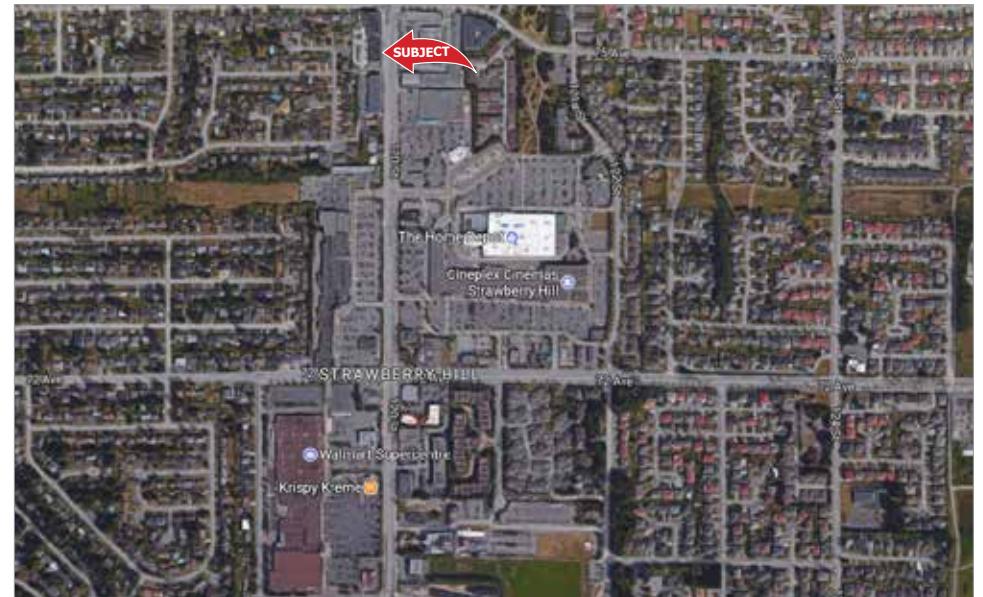
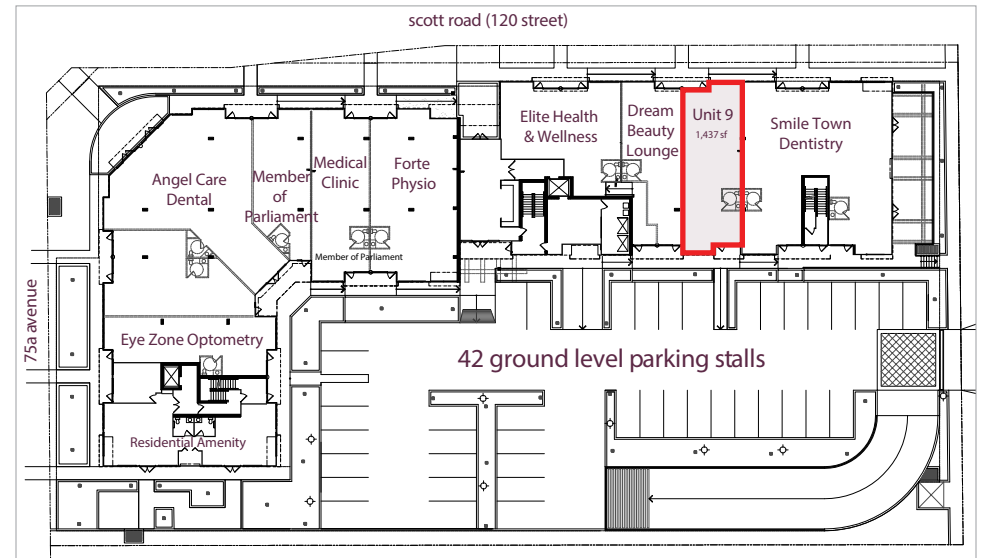
Approx. 1,437 square feet

STRATA FEES

\$195.10 per month

PRICE

~~\$648,000~~ **\$599,988**



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