



7168 Venture Street

1.516 Acre Development Site

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**Location:**

This high profile development site is situated two blocks off River Road within Phase III of the Tilbury Industrial Park in Delta. The neighbor to the north is Manterra Technologies, a firm specializing in the engineering, design and manufacturing of high quality products using CNC technology and injection molding. The neighbor to the south is Scott-Bathgate, serving Canadians coast to coast as one of Canada's leading manufacturers and distributors of quality confectionary and grocery items since 1903.

Legal Description:

Lot 27 District Lot 129 Group 2 New Westminster District Plan 82950 PID 014-916-681

Site Description:

This 1.516 acre development site is perfectly rectangular in shape with 192+ feet of frontage along Venture Street and a return depth along its north and south property lines of 343+ feet. The parcel of land is situated on the east side of Venture Street bordered by a 34 foot wide ditch behind the rear of the property.

Zoning:

I-2 (Heavy Industrial). This zoning permits a wide variety of manufacturing and distribution type uses.

Opportunity:

To own and develop one of the few remaining parcels of vacant industrial land in the City of Delta. Services to the property include electricity, natural gas, water, sewer, storm drainage, street lighting and landscaped boulevards.

Not only does the Tilbury Industrial Park offer companies the quickest access to DeltaPort, but the new Gateway Project which is scheduled to be completed in 2013 will provide for a new 4 lane highway extending from DeltaPort, behind the Tilbury Industrial Park and connecting to Highway #1 in Surrey. This project will enhance east-west transportation efficiencies for trucking, employee commuting and customers alike which should lead to greater property appreciation within the Tilbury Industrial Park in the years ahead.

Asking Price:

\$1,805,000 (\$1,191,000 per acre)

Property Taxes (2010):

\$28,683.19

Development Cost Charges (DCC's):

Prepaid

