

9525 & 9513 GUNDERSON RD

DELTA, BC

7,405 sqft

19,166 sqft

Total Lot Size
26,571 sqft

9513
Gunderson
Rd

9525
Gunderson
Rd

FOR SALE
Industrial-Zoned Property

IPG

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OPPORTUNITY

DETAILS

Iconic Properties Group is pleased to present the exclusive opportunity to acquire 9513 & 9525 Gunderson Rd, Delta, BC. This two-lot assembly totals 26,571 sqft and is located in the industrial area of Anniesville, right beside the Fraser River. The property features both a residential building and an industrial warehouse, offering versatility and potential for various uses.

With easy access to the Fraser River and zoning designated as Low Impact Industrial, this opportunity is ideal for a range of industrial activities.

Don't miss out on this exceptional investment opportunity!

CIVIC ADDRESS	9525 & 9513 Gunderson Rd, Delta, BC
NEIGHBOURHOOD	Anniesville
ZONING	I1 Low Impact Industrial
YEAR BUILT	1950 1940
PID	005-956-307 009-585-231
LOT SIZE	7405 sqft 19166 sqft
TOTAL LOT	26571 sqft
PROPERTY TAX (2022)	\$18,120.80
ASSESSMENT (2024)	\$1,229,700 \$2,829,500
ASKING PRICE	\$1,380,000 \$4,300,000

9513 GUNDERSON RD PHOTOS

Front View



Boat Docks



Backyard



9525 GUNDERSON RD PHOTOS

Warehouse



Workspace



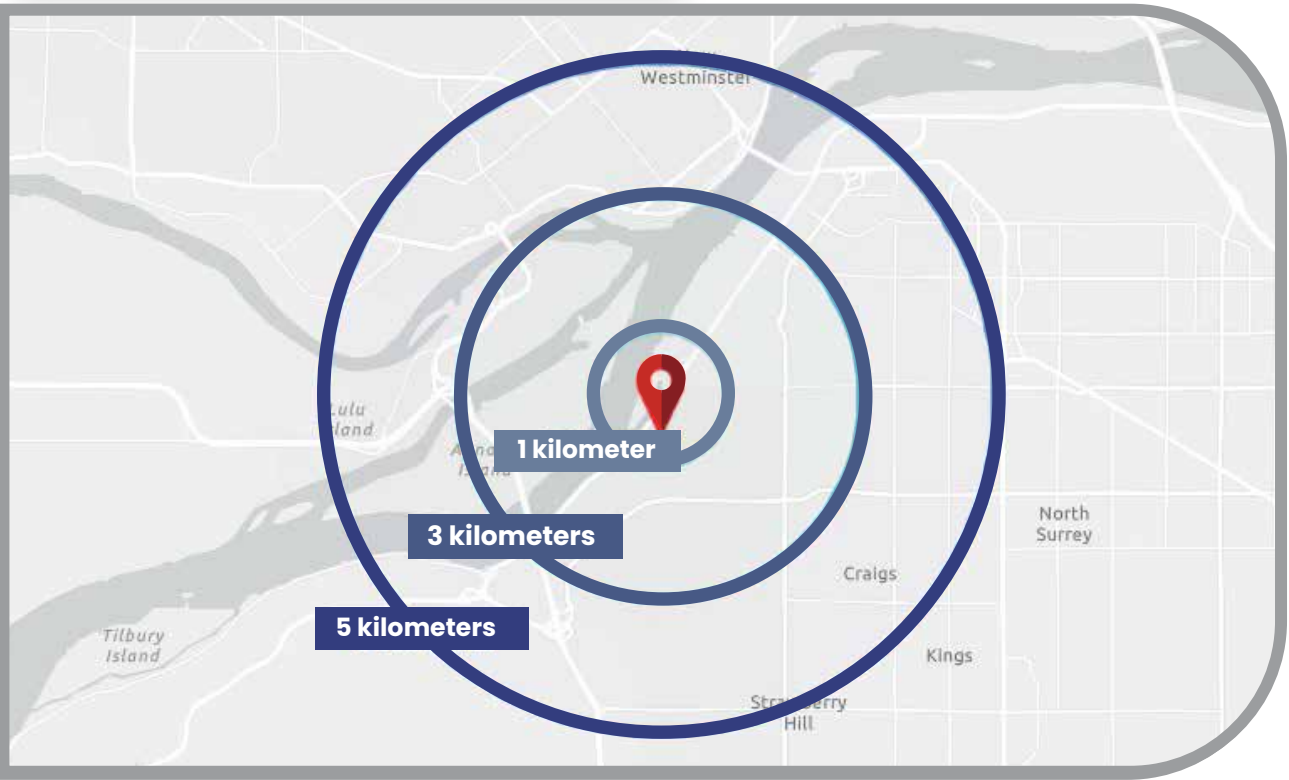
Back View



Office Space



DEMOGRAPHICS



LOCATION

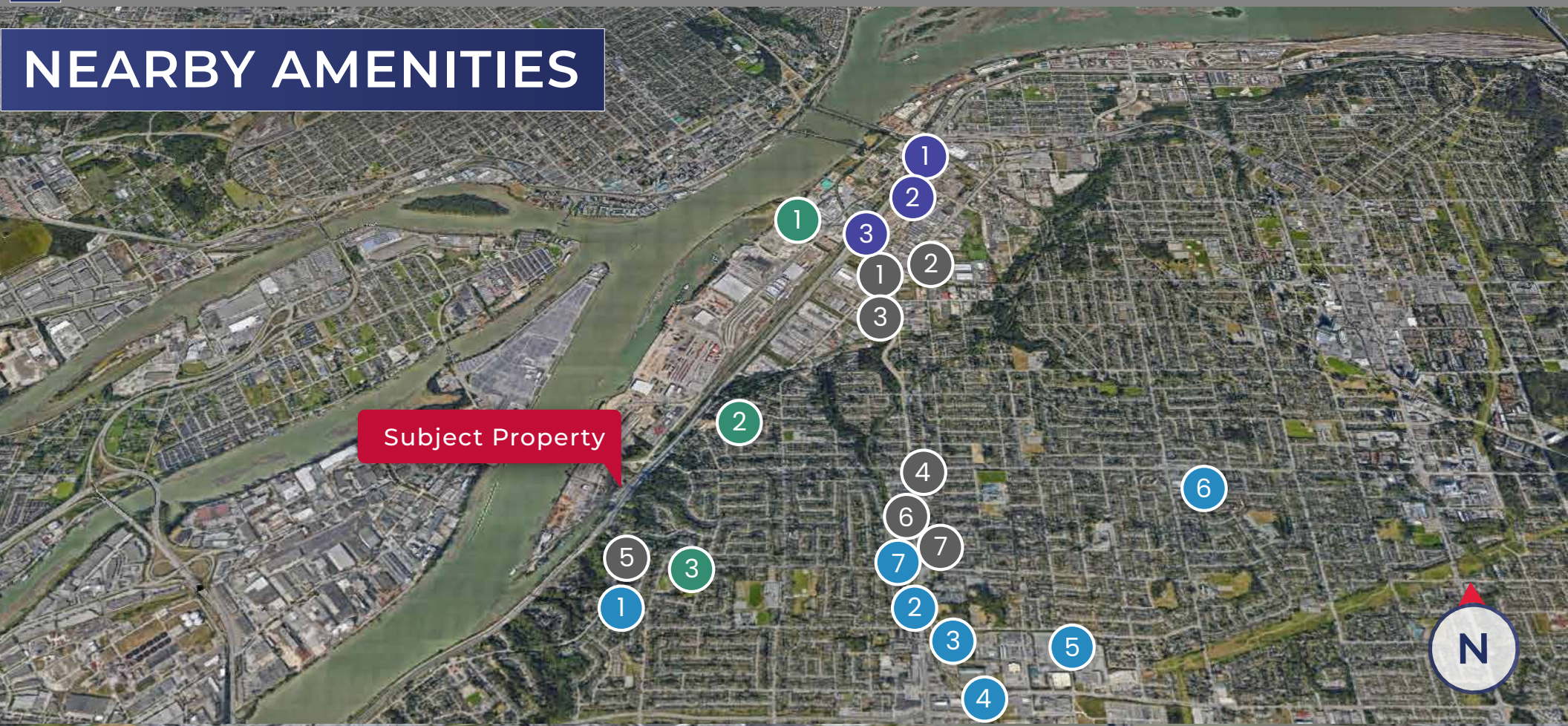
Delta, BC, is a picturesque community nestled in the Metro Vancouver area, known for its scenic landscapes, strategic location for industry and business opportunities, and welcoming atmosphere. With easy access to downtown Vancouver and other areas, the city offers abundant opportunities for both commercial and residential purposes.

This unique industrial warehouse and buildings are located southeast of Gunderson Road in the neighborhood of Annieville, where various food, shopping, and bus stops are all conveniently available within a 20-minute drive. Additionally, the location is right beside the South Fraser Perimeter Road, providing very convenient access to other areas.

Contact our iconic agent today for more information.

Distance	1 km	3 km	5 km
Population (2023)	4,046	71,158	216,134
Population (2025)	4,041	74,697	228,398
Projected Annual Growth (2023 - 2025)	-0.12%	4.97%	5.67%
Median Age	41.0	38.3	38.3
Average Household Income (2023)	\$145,574	\$131,500	\$120,442
Average Persons Per Household	3.2	3.0	2.8

NEARBY AMENITIES



Subject Property

FOOD & DRINK

- 1 Starbucks
- 2 Tim Horton
- 3 Quesada Burritos & Tacos
- 4 Super Pho Vietnamese
- 5 Greek Fellas Restaurant
- 6 Mahek Indian Restaurant & Bar
- 7 Thai By Thai

SHOPS & SERVICES

- 1 Sunstone Supermarket & Meat Shop
- 2 Kennedy Heights Shopping Centre
- 3 Nordel Crossing Shopping Centre
- 4 Save On Foods
- 5 Walmart Supercentre
- 6 NOFRILLS Surrey
- 7 Family Care Pharmacy Delta

PARKS & RECREATION

- 1 Tennery Park
- 2 Royal Heights Park
- 3 Annieville Lions Park

TRANSPORTATION

- 1 Scott Road Station
- 2 Scott Road Station @ Bay 8
- 3 NB Scott Rd @ 104 Ave

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NOTHING BUT ICONIC

**Personal Real Estate Corporation*

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