

9525 GUNDERSON ROAD

DELTA, BC

IPG

STONEHAUS
REALTY

For Sale
INDUSTRIAL ZONED PROPERTY

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DETAILS

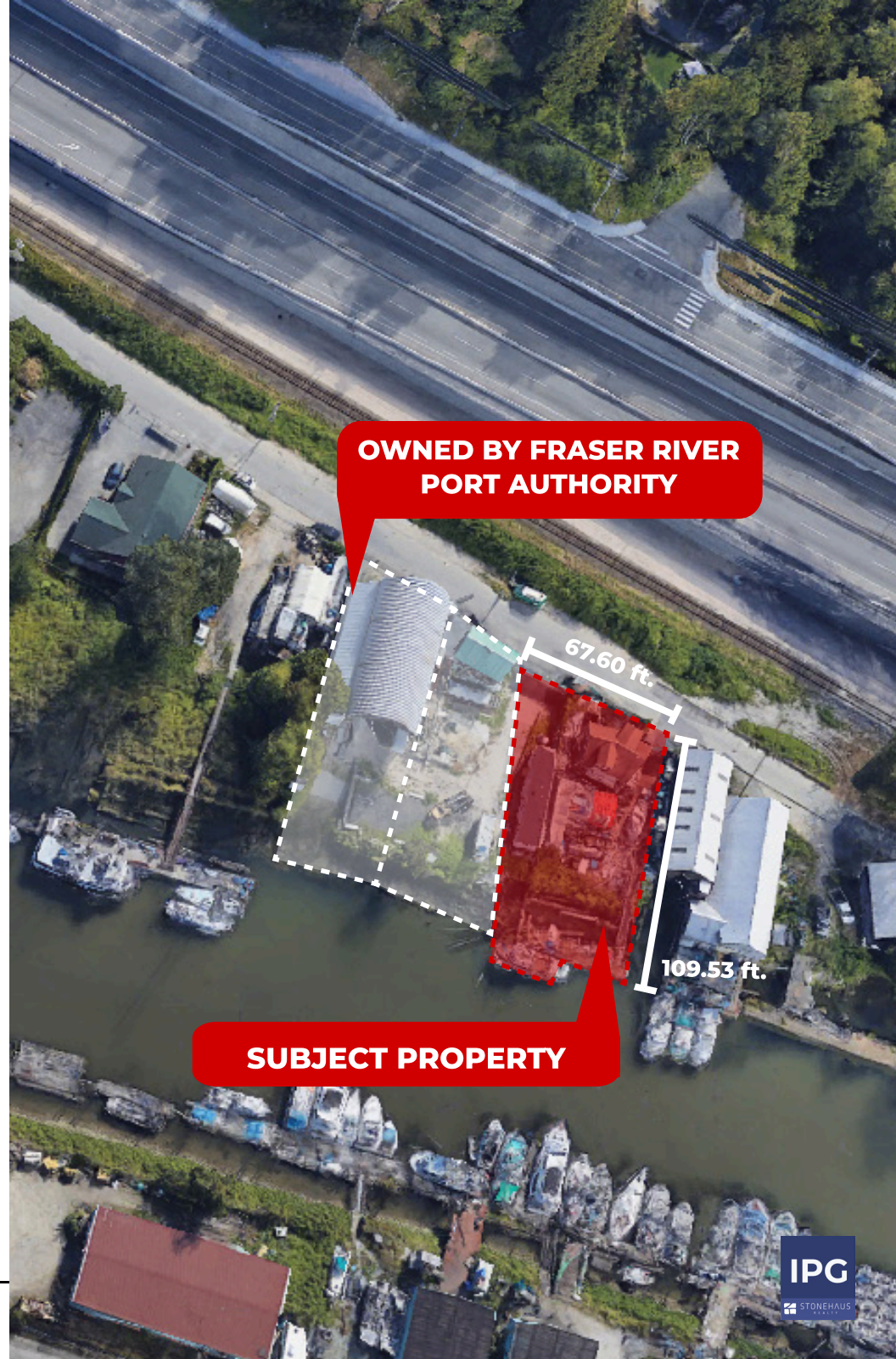
CIVIC ADDRESS	9525 GUNDERSON RD Delta, BC, V4C 4R9
PID	009-585-231
NEIGHBOURHOOD	Annieville
ZONING	I1
LAND SIZE	0.44 Acres
TOTAL BUILDING SIZE	1,806 sqft.
ASSESSMENT (2025)	\$2,827,000
PROPERTY TAX (2024)	\$17,580.46
PRICE	Contact Agent

OPPORTUNITY

Iconic Properties Group proudly presents this freestanding industrial building with significant development potential in North Delta - along the rapidly evolving Scott Road Corridor.

This property is currently designed as a multi-tenant industrial building, making it a versatile choice for investors seeking a stable industrial investment or for owner-users looking to operate their own business in a prime location.

The expansive lot offers abundant parking spaces, providing convenience for tenants. Moreover, the property includes a licensed restaurant with a full commercial kitchen for food manufacturing, adding unique versatility and potential income streams. It also has a 500 sqft walk-in cooler and a 600 sqft walk-in freezer. Additionally, the property holds future potential as a key component of a high-density development land assembly, enhancing its long-term value and appeal.



NEARBY AMENITIES

FOOD & DRINK

- 1 Starbucks
- 2 Tim Horton's
- 3 Greek Fellas Restaurant
- 4 Thai by Thai
- 5 Super Pho Vietnamese

SHOPS & SERVICES

- 1 Save on Foods
- 2 Sunstone Supermarket & Meat Shop
- 3 Nordel Crossing Shopping Centre
- 4 Kennedy Heights Shopping Centre
- 5 Family Care Pharmacy Delta



BUS STOP

SUBJECT PROPERTY

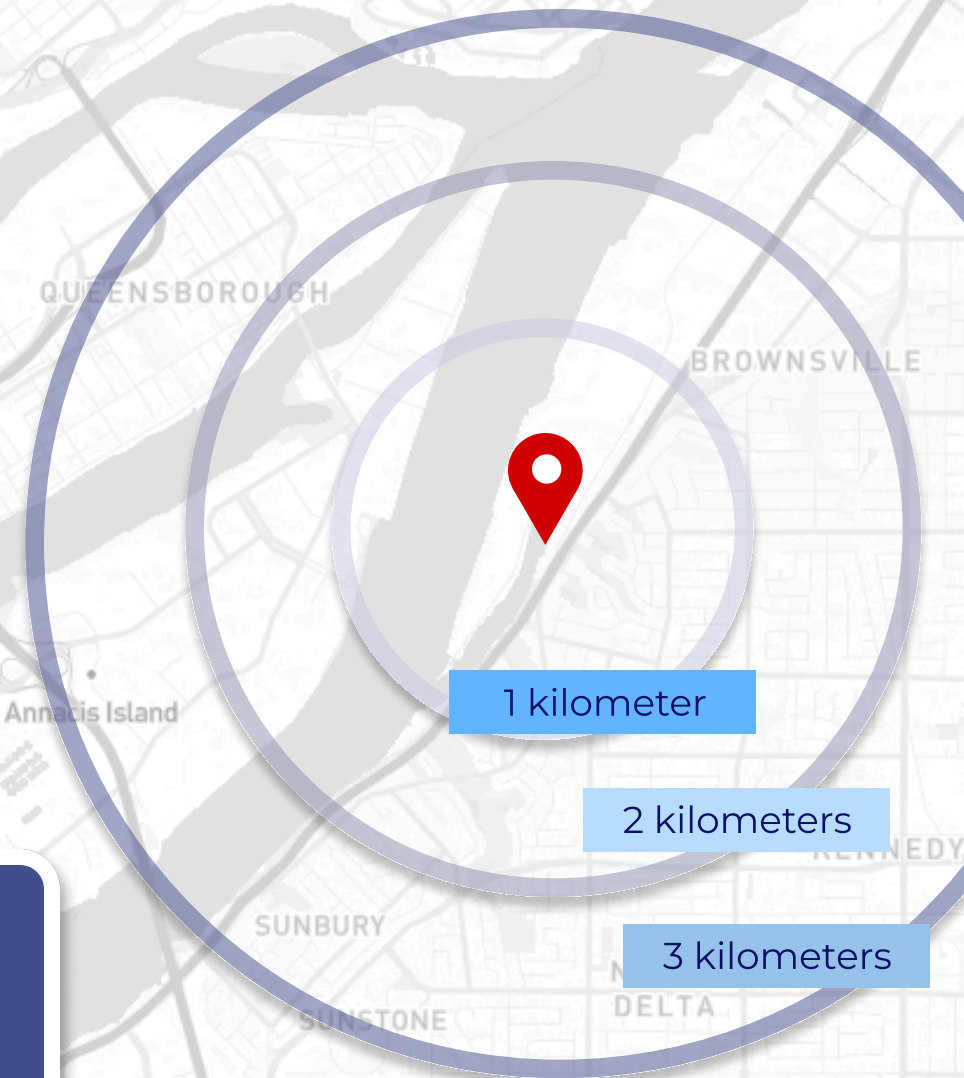


DEMOGRAPHICS

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 neighbourhood of Anniesville, 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.

	1 km	2 km	3 km
Population (2024)	4,463	24,321	76,348
Population (2029)	4,836	25,991	83,103
Projected Annual Growth (2024-2029)	1.62%	1.34%	1.71%
Median Age	38.6	36.6	36.6
Average Household Income (2024)	\$141,557	\$140,611	\$134,528
Average Persons Per Household	3	3	3



PHOTOS



NORTH EXPOSURE

SUBJECT PROPERTY

SOUTH EXPOSURE

SUBJECT PROPERTY

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