

// 7,589 SF Office & Retail Space

FOR SALE

Units 11 & 12 – 7228 Progress Way, Delta

REDUCED PRICE

Reid Addison Associate

604.697.3058 | raddison@cdnglobal.com

Ryan Caulfield CPA, CGA Principal | Vice President

Personal Real Estate Corporation

604.697.3063 | rcaulfield@cdnglobal.com

www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



Address Units 11 & 12 – 7228 Progress Way, Delta BC

Area	Ground Floor	3,787 sf
	Second Floor	3,802 sf
	Total	7,589 sf

Asking Price \$3,950,000 **\$3,495,000**

Taxes \$20,110 (2024)

Strata Fees \$856.29

Parking 8 Parking Stalls

Year Built 1990

Zoning **I2 – Medium Impact Industrial Zoning** provides opportunity for light and medium industrial uses, as well as office uses and retail opportunities.

OPPORTUNITY

This rare office/retail unit in **Tilbury Industrial Park** offers a functional layout with exceptional versatility for a variety of businesses.

Featuring two floors of fully finished office space and a dedicated showroom, it's an ideal opportunity for any industrial service business.

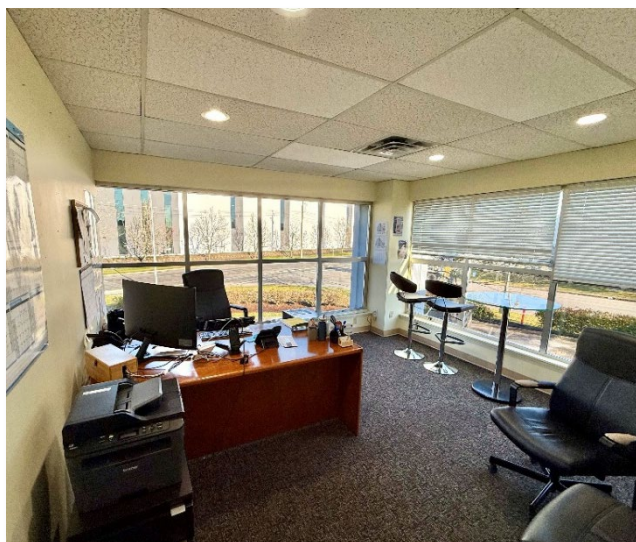
With outstanding visibility and accessibility in one of the most central industrial hubs in the lower mainland, this prime location is perfect for establishing or expanding your operations.



BUILDING FEATURES & ZONING

FEATURES

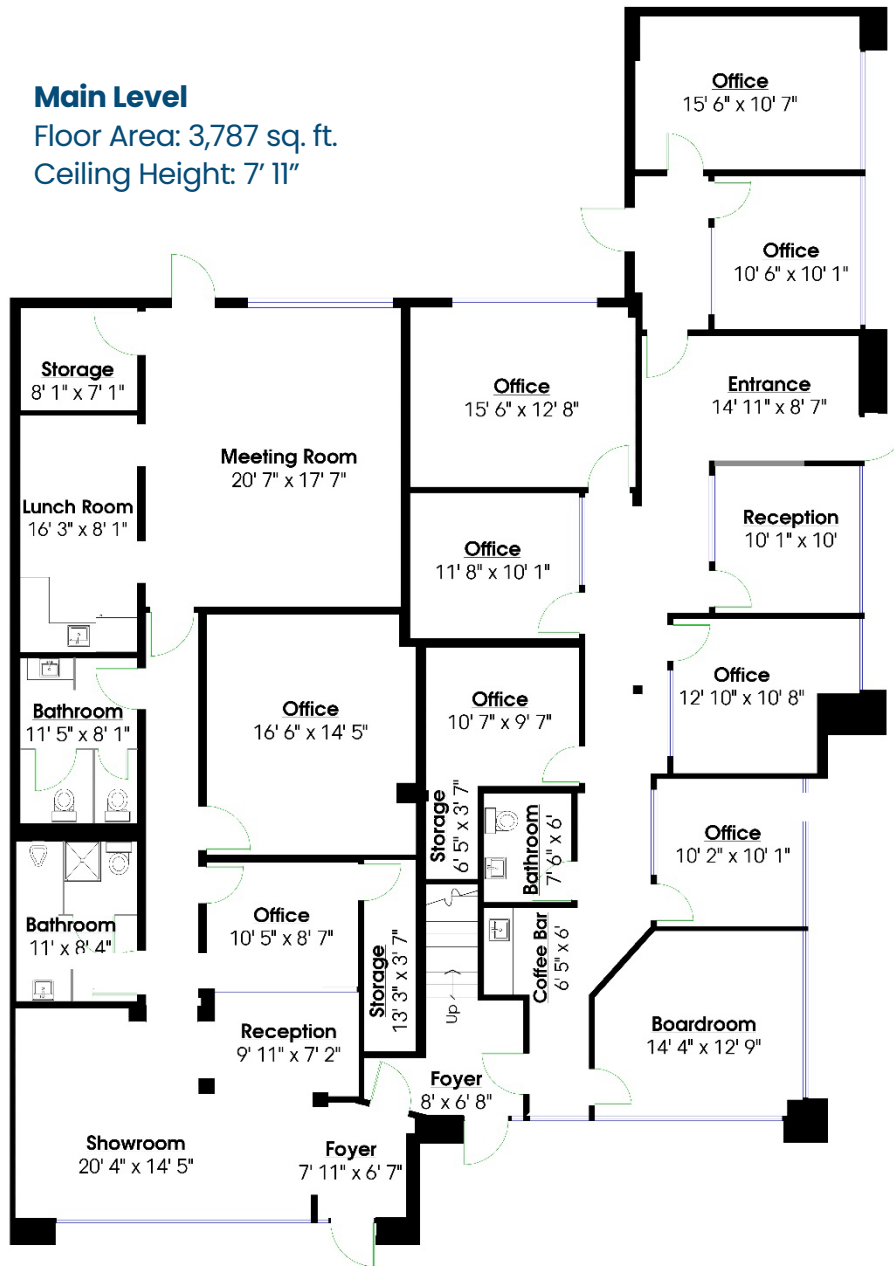
- Prominent corner location fronting Venture Street & Progress Way
- Tilt up concrete construction
- The current layout contains a fully finished second floor office, fully finished ground floor office, and ground floor showroom
- Potential for one existing tenant as well as leaseback to vendor
- 200A 3-phase power capabilities
- HVAC throughout
- Boardroom, kitchenette, and multiple private offices
- Men's and women's washrooms



FLOORPLANS

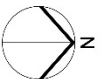
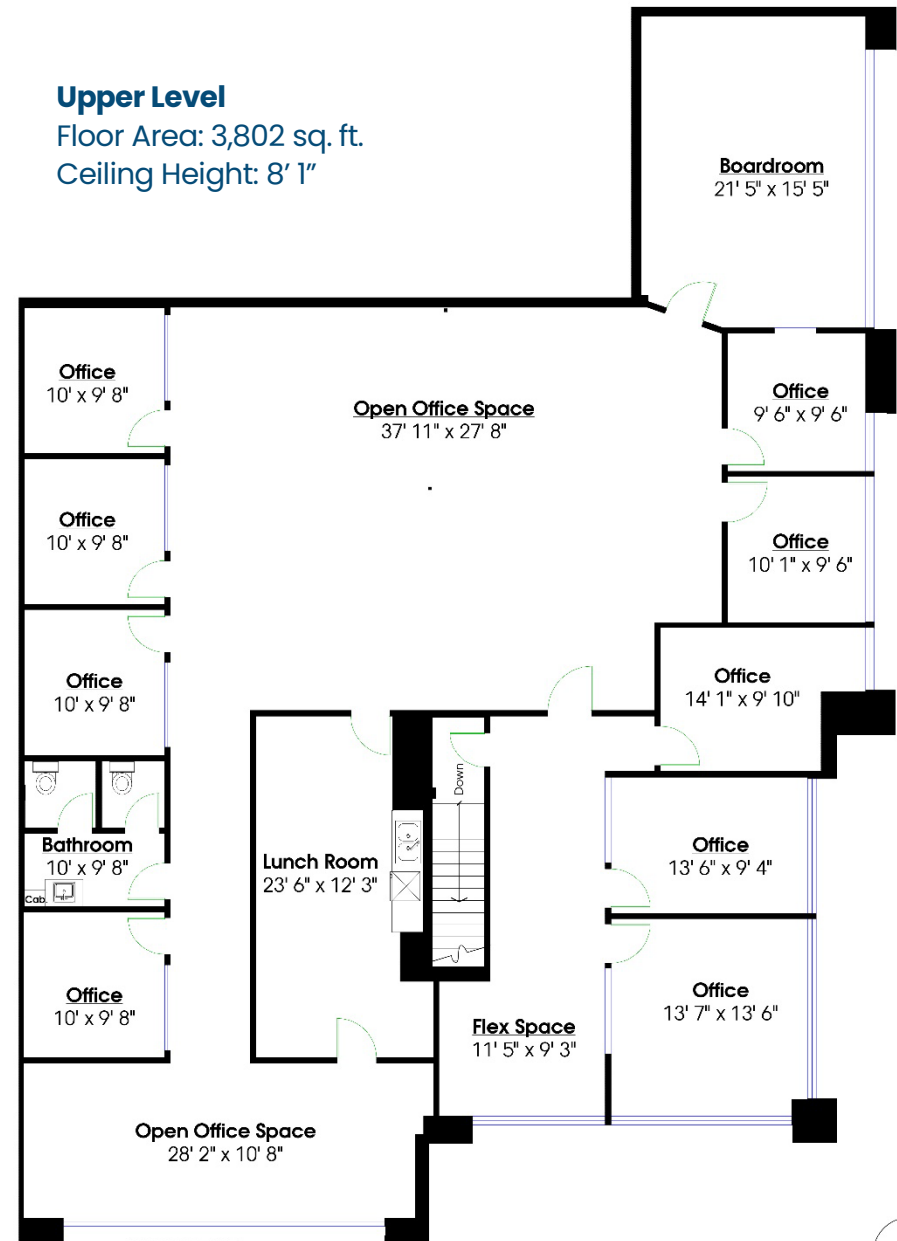
Main Level

Floor Area: 3,787 sq. ft.
Ceiling Height: 7' 11"



Upper Level

Floor Area: 3,802 sq. ft.
Ceiling Height: 8' 1"



// Total floor plan area is 7,589 sq. ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

LOCATION

7228 Progress Way is strategically positioned at the prominent corner of Venture Street and Progress Way. Boasting excellent street exposure, this location ensures maximum visibility for your business. With quick access to Highways 99 and 91 via River Road, the property is ideally situated for seamless connectivity across the Lower Mainland. Whether servicing Vancouver, the Fraser Valley, or the U.S. border, this central location offers unmatched convenience for logistics, distribution, and operations.



This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or Distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

Reid Addison Associate

604.697.3058 | raddison@cdnglobal.com

Ryan Caulfield CPA, CGA Principal | Vice President

Personal Real Estate Corporation 604.697.3063 | rcaulfield@cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors