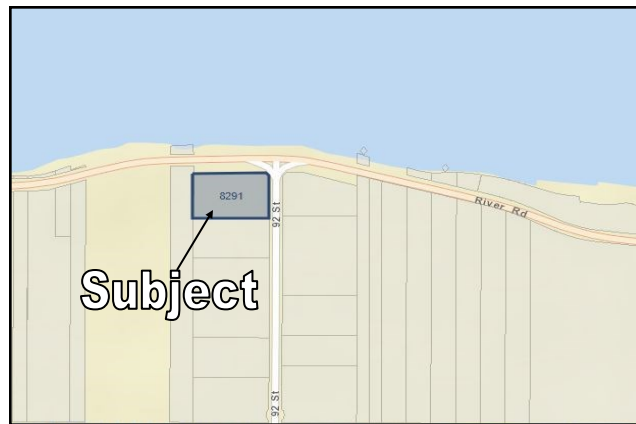




## Industrial Strata Unit—Warehouses plus office For Sale

#202 - 8291 92St, Delta



**Must See!** Well built corner warehouse and office unit with high traffic exposure in North Delta area. Easy access to highways and is located at Southeast corner of River Rd & 92 St. Under I-2 Heavy Industrial zoning. Owner currently occupied the unit, running business as Photocopier Services Provider with good stable income. **Call now for more information!**

### Property Information

Address: #202 - 8291 92 St, Delta  
Legal: PL EPS1707 LT 1 DL 132 LD 36. GROUP 2  
P.I.D.: 029-205-492  
Zoning: I2 (Heavy Industrial)  
Unit Size: 8,027 SF

### Government Assessment (2018)

Land	\$819,000
Improvement	\$519,000
Total	\$1,338,000
Tax (2017):	\$18,317.21

### Building Information

Building Type:	Industrial Flex Building
Strata Area:	8,027 SF
Built Year:	2013



**Re/Max Commercial Top 1 Winner**

**Raymond Leung 梁國權**

Personal Real Estate Corporation

**604-644-6482**

*Award Winning Services!*



- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Hall of Fame Award 終身大獎



Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

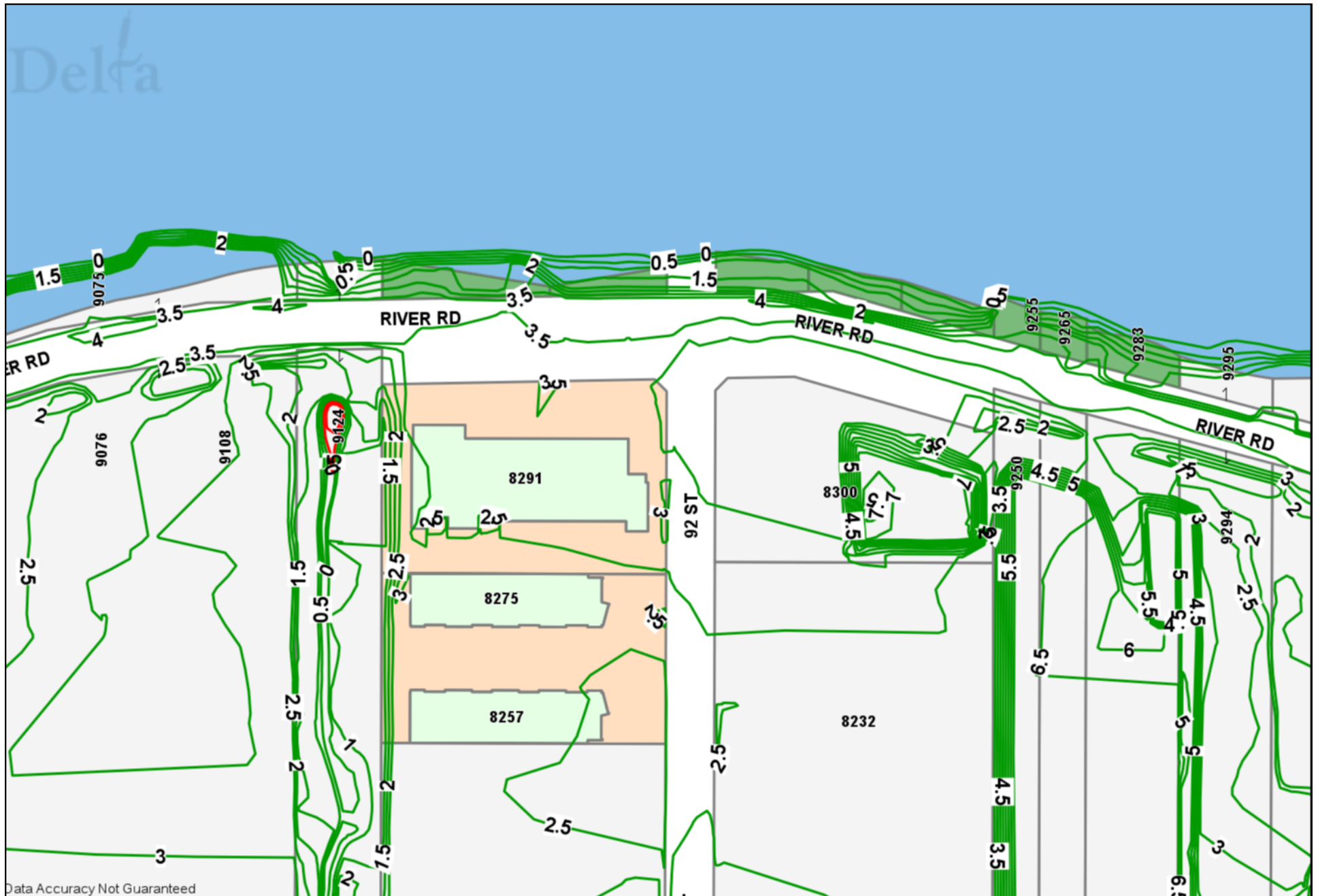
Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

\*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

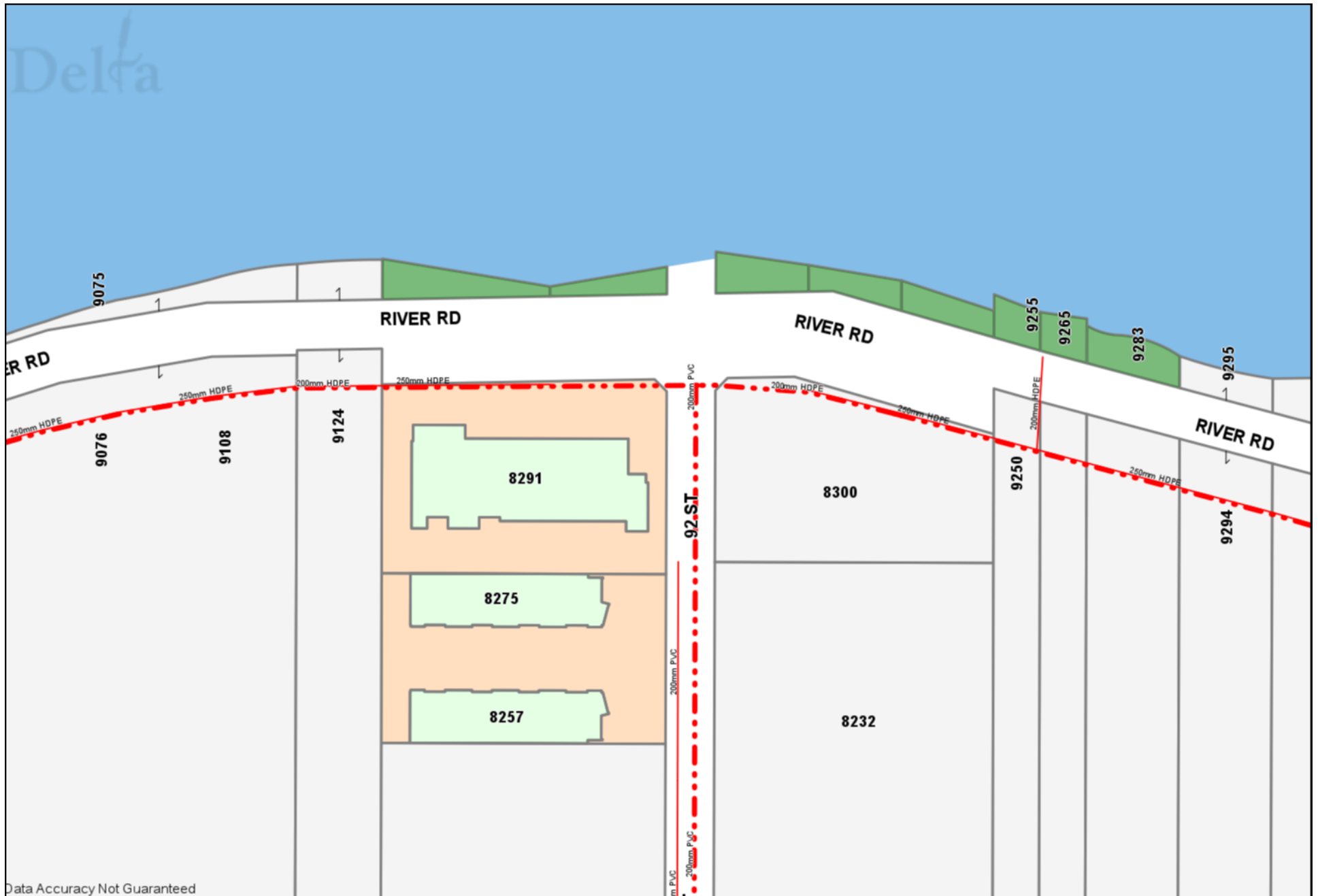
# Site Map



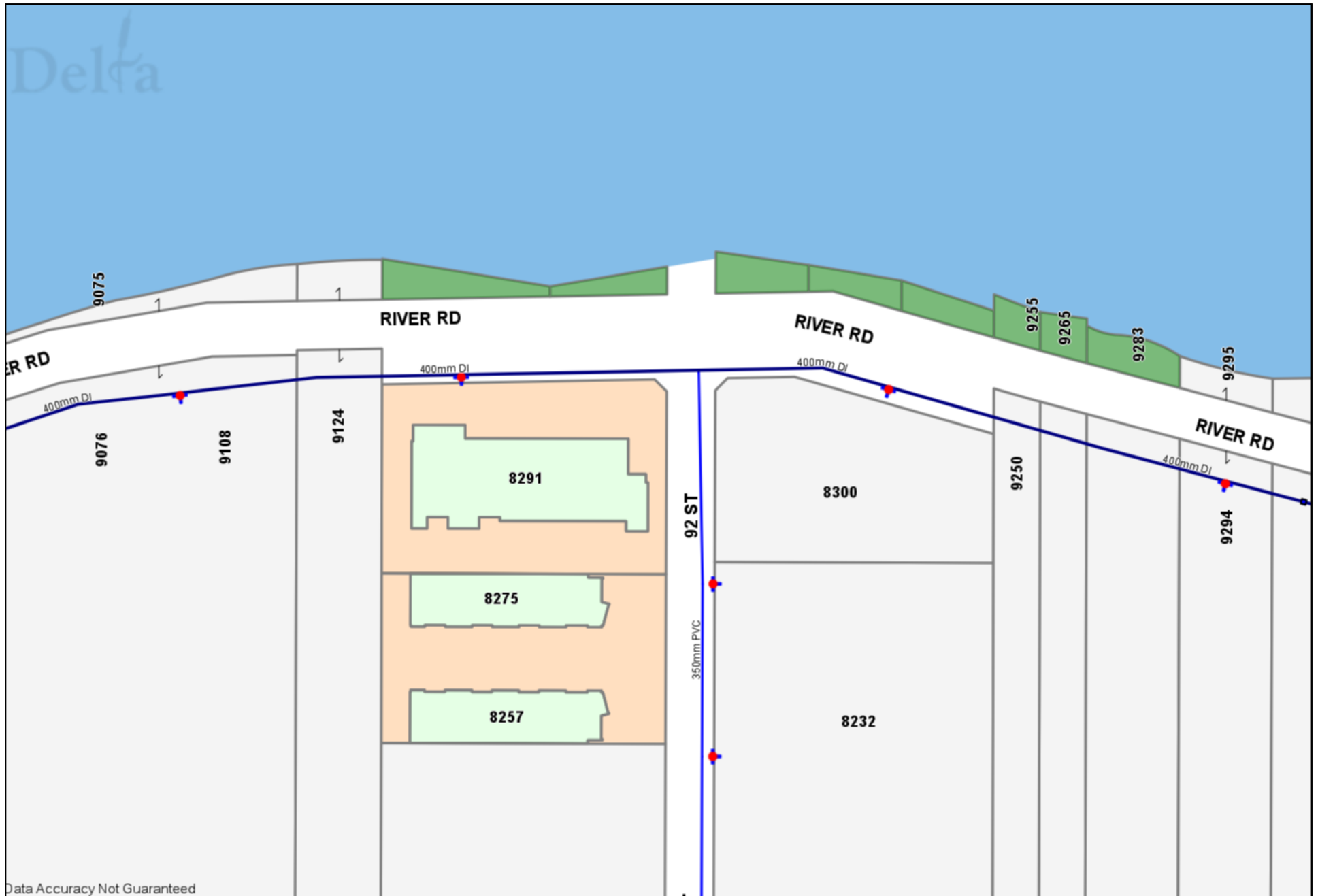
# Contour



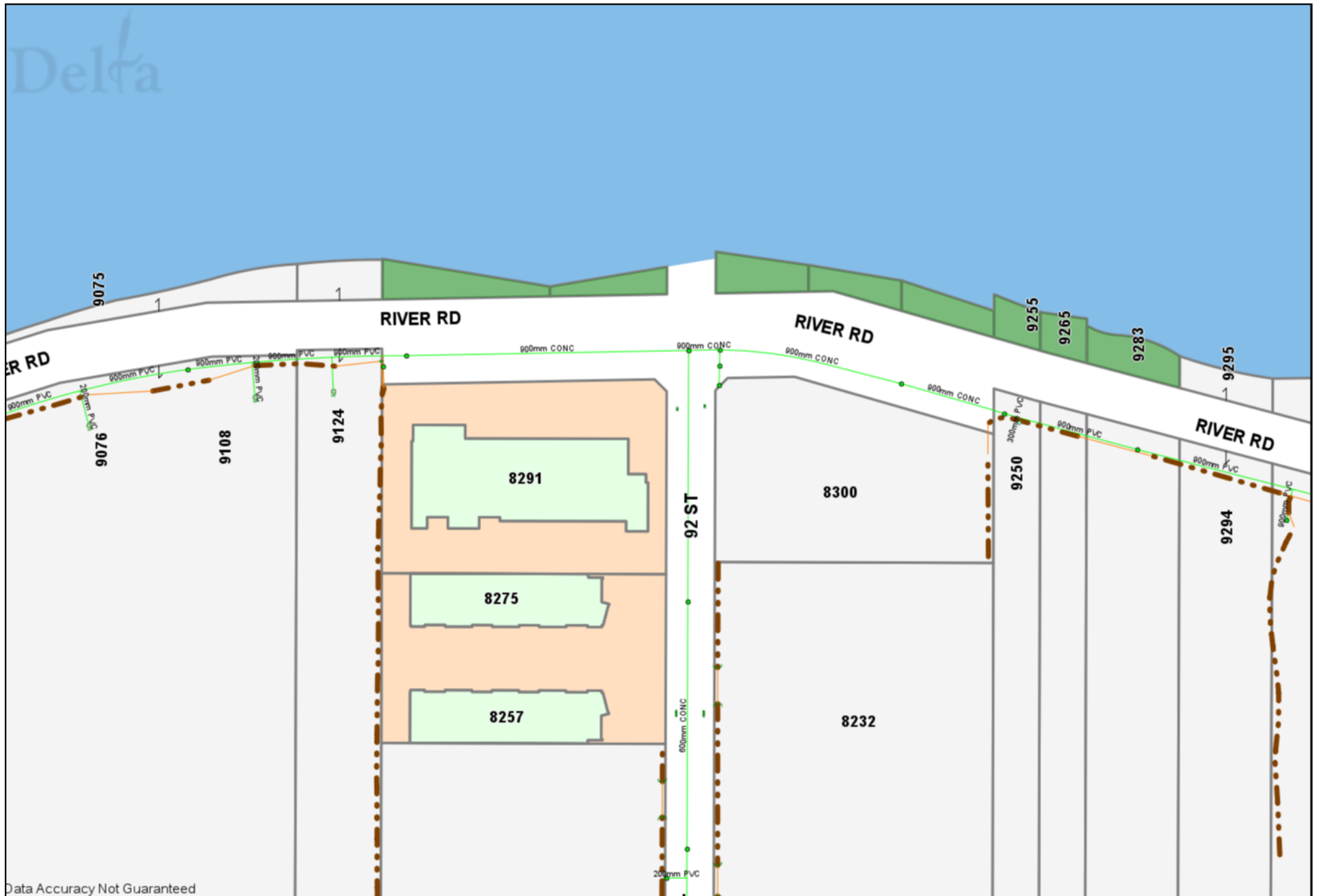
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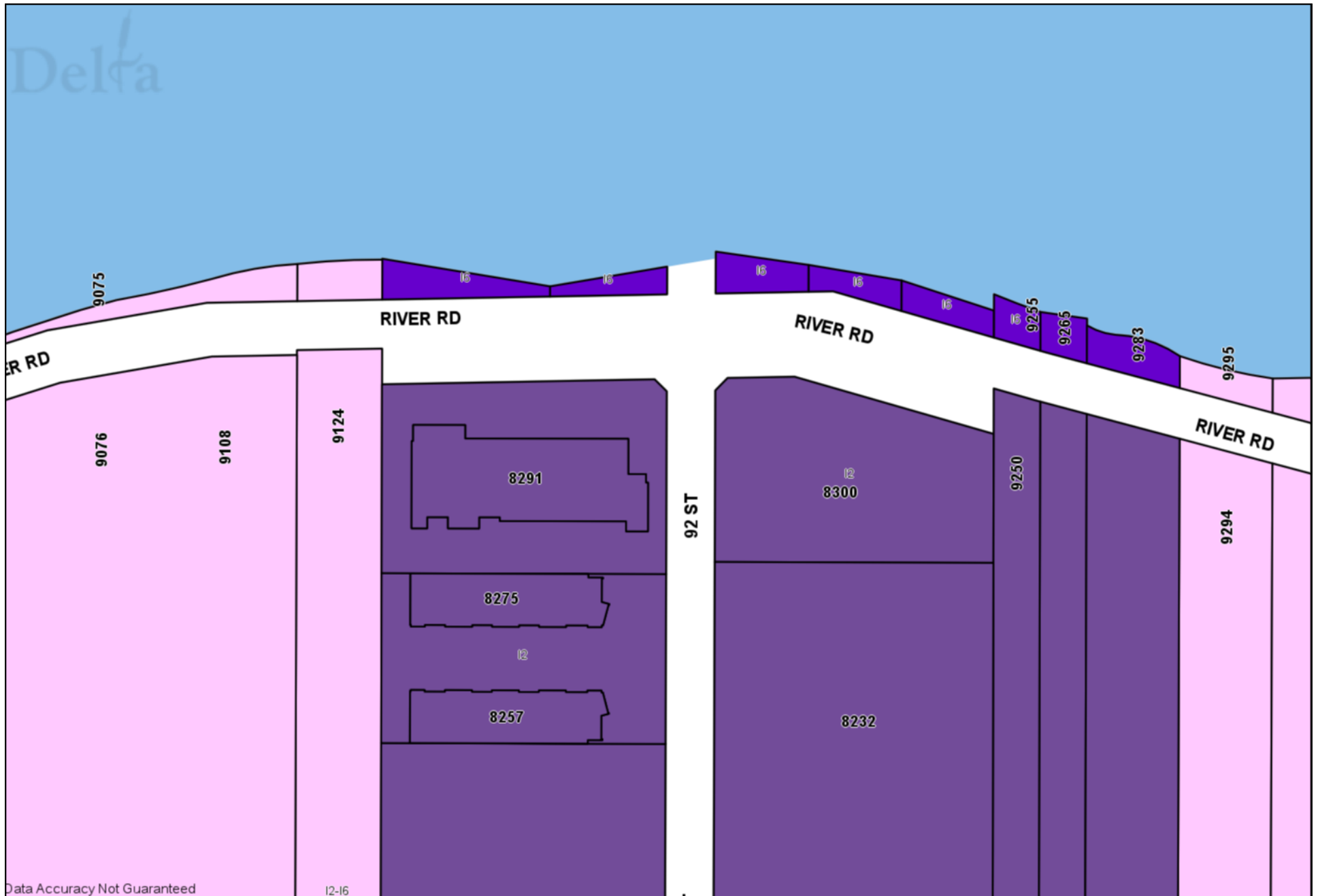
# Sanitary



# Drainage



# Zoning



Amend.  
BL 3670, 1983

**I2 ZONE: HEAVY INDUSTRIAL**

821

Permitted Uses:

Subject to the regulations of Part IV, Sections 800 and 824, the following uses and no other uses shall be permitted in the I2 Zone

All uses permitted in the I1 – Light Industrial Zone

Amend.  
BL 3914, 1985  
BL 5148, 1994

'Manufacturing and Processing Industries', excluding oil and natural gas processing, radioactive materials, cement, asphalt, tar and leather tanning

Kennels

Log Storage

Ship yards

Fish processing

Slaughtering of animals

Construction industries

'Transportation, Communication and Other Utilities', excluding service station

Processing of natural agricultural products

Auto-towing and storage facilities, excluding dismantling, salvage of parts and sale thereof

Manufacture, sale and rental of modular and pre-fabricated structures for living accommodation, storage, offices, etc

Drive-in theatre

Golf course

Sale and service of heavy machinery and equipment

Lease or rental of trucks

Amend.  
BL 5455, 1996

'Beverage Container Recycling and Collection Depot', subject to Section 807

Amend.  
BL 5633, 1998

Recycling of 'Solid Waste', excluding all forms of organic composting and recycling

Amend.  
BL 5871, 2001

Amend.  
BL 6555, 2007

Permitted Accessory Uses:

Accessory Manufacturing and Processing Uses

Any building, structure or use customarily accessory to a "Permitted Use"; except for 'Farming' or 'Kennel'; shall be permitted, subject to the setback requirements under Section 822

A residence of a Watchman who is essential to the operation of a "Permitted Use"; except for 'Farming' or 'Kennel'; shall be permitted

Food services, sleeping accommodation and recreation facilities primarily intended for the use of employees shall be permitted except as accessory to 'Farming' or 'Kennel'



Retail sale of goods lawfully manufactured or stored on the property, other than drugs listed in Schedules I, IA, II, III and IV of the Drug Schedules Regulation under the *Pharmacists, Pharmacy Operations and Drug Scheduling Act* shall be permitted provided such retail sales use is located in the same building as a "Permitted Use" and provided the 'Floor Area' of the retail sales use does not exceed 20 percent of the gross 'Floor Area' of such building. For 'Farm Retail Sales' Section 823 shall apply

822 Setback and Maximum 'Height' Regulations:

Amend.  
BL 4395, 1990  
Amend.  
BL 4665, 1990  
Amend.  
BL 6367, 2006  
Amend.  
BL 6555, 2007

<u>Minimum Setback</u>	Principal and Accessory Uses <b>Except</b> 'Farming', 'Farm House', 'Additional Farm House' and 'Accessory Farm Residential Facilities'
Front	7.5 metres
Rear	1.50 metres see (3)*
Side	see (4)*
Side on a Flanking Street	4.5 metres see (1)* and (2)*

Setbacks for 'Farm House', 'Additional Farm House' and 'Accessory Farm Residential Facilities' shall be no closer in horizontal distance to the front 'Lot' line or a 'Lot' line adjacent to a 'Flanking Street' or other 'Lot' lines shown below, than the distance specified below. Section 305 does not apply for 'Farm House', 'Additional Farm House' and 'Accessory Farm Residential Facilities' in this Zone.

The following 'Lot' line and 'Flanking Street' setbacks apply to dedicated and constructed frontage roads and abutting roads, lanes or Highways.

	'Front Lot Line' and a 'Lot' Line Adjacent to a 'Flanking Street'	Other 'Lot' Lines
<ul style="list-style-type: none"> <li>'Farm House'</li> <li>'Additional Farm House'</li> <li>'Accessory Farm Residential Facilities' except for decorative landscaping</li> </ul>	6 metres	15 metres

- 1)\* All buildings and structures adjoining any Single Family Residential Zone, Multiple Family Residential Zone or Personal Care Zone shall have a 'Front Setback' of 7.5 metres and 'Rear' and side setbacks equal to the 'height' of the building or structure, but not less than 7.5 metres.
- 2)\* All buildings and structures on 'Lots' abutting River Road shall have a setback equal to the 'height' of the building or structure, but not less than 7.5 meters from River Road.

- 3)\* All buildings and structures backing an adjoining side yard shall have a rear yard setback of not less than 3.5 metres.
- 4)\* Where no access by a Highway to the rear of the 'Lot' exists, one minimum 7.5 metre side setback will be required. In the case where a paved roadway at least 9.0 metres wide provides vehicular access to the rear of the 'Lot', no minimum side setback shall be required.

Maximum 'Height':

No maximum 'height' for buildings and structures except for those used for 'Farming' or 'Kennels' or permitted accessory uses thereto, in which case Section 823 shall apply.

Amend.  
BL 6555, 2007

823

Farming:

1. Where the 'Lot' is used for 'Farming' or 'Kennel', any permitted accessory uses provided for those uses in Section 501 are permitted as accessory uses in this Zone, subject to the same terms and conditions.
2. Where the 'Lot' is used for 'Farming', 'Kennel', or any permitted accessory use related thereto, Sections 502 to 517 apply to such uses.

Amend.  
BL 6555, 2007

824

Other Regulations:

1. Screens for Drive-in Theatres:

Screens for Drive-in Theatres shall be located and constructed so that the picture shown thereon is not visible from any Highway.

2. Access to Drive-in Theatres:

Space for vehicles waiting for entrance to Drive-in Theatres shall be provided so that 30 percent of the vehicular capacity of the Theatre can be accommodated off the travelled portion of the Highway.

3. Street Loading:

Off-street loading spaces shall be required as per Part IV, Sections 409 and 411, as per Part IX, Section 902.

4. Off-Street Parking:

Off-street parking spaces shall be required as per Part IX.

Amend.  
BL 4691, 1990

Amend.  
BL 4691, 1990

5. Landscaping:

Landscaping shall be required as per Section 805.

Amend.  
BL 5871, 2001

6. Outside Storage/Loading-Unloading:

- a) any recycling is to be carried out within a totally enclosed building; and
- b) no 'Solid Waste' may be stored or located outside of a totally enclosed building.

Amend.  
BL 5740, 2000

- 825 Land Development: **(deleted by BL 5740, 2000)**
- 826 'Farm Home Plate': **(deleted by BL 6555, 2007)**
- 827 Area of a 'Farm House' or 'Additional Farm House': **(deleted by BL 6555, 2007)**
- 828 'Additional Farm House': **(deleted by BL 6555, 2007)**