

# Retail/Commercial Units for Sale

ATRIA

7511 - 120 Street (Scott Road), Delta



## Spring 2012 Possession

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## LOCATION

This complex is located on the corner of 75A Avenue and Scott Road (120 Street). Scott Road is a major 4 lane thoroughfare running north/south and forms the boundary separating Surrey from Delta This site offers great drive-by and local pedestrian traffic.

## DEVELOPMENT FEATURES

- New construction
- Individual HVAC to each unit
- From 11'-8" to 14'-6" ceiling height to underside of concrete suspended slab
- 120/208 volt, 3 - phase power
- 42 on-site common car parking stalls for commercial units
- Storefront signage
- Traffic count of approximately 28,700 vehicles per day (2006 Count)
- Excellent access and egress
- Central location
- Customer access from both front and rear doors

## POSSESSION

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## AREA &amp; PRICE

Unit 1 - 1,277 sq. ft. - **SOLD**  
 Unit 2 - 1,455 sq. ft. - \$516,525  
 Unit 3 - 2,722 sq. ft. - **SOLD**  
 Unit 4 - 1,170 sq. ft. - **SOLD**  
 Unit 5 - 1,403 sq. ft. - \$498,065  
 Unit 6 - 2,123 sq. ft. - \$753,665  
 Unit 7 - 1,800 sq. ft. - \$639,000  
 Unit 8 - 1,165 sq. ft. - \$413,575  
 Unit 9 - 1,437 sq. ft. - \$510,135  
 Unit 10 - 1,436 sq. ft. - **SOLD**  
 Unit 11 - 1,924 sq. ft. - **SOLD**

(Area is approximate and final sizes may vary slightly)

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In a continuing effort to improve the product the developer reserves the right to change plans and specifications without prior notice. Images are intended for marketing purposes only. Actual product may vary.

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