

OVER 75% SOLD



ANNACIS WEST BUSINESS CENTRE

1600

Investment Opportunity

Annacis West Business Centre

1600 & 1610 Derwent Way, Delta, British Columbia

High quality strata units with dock and grade loading

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Investment Opportunity

1600-1610 Derwent Way

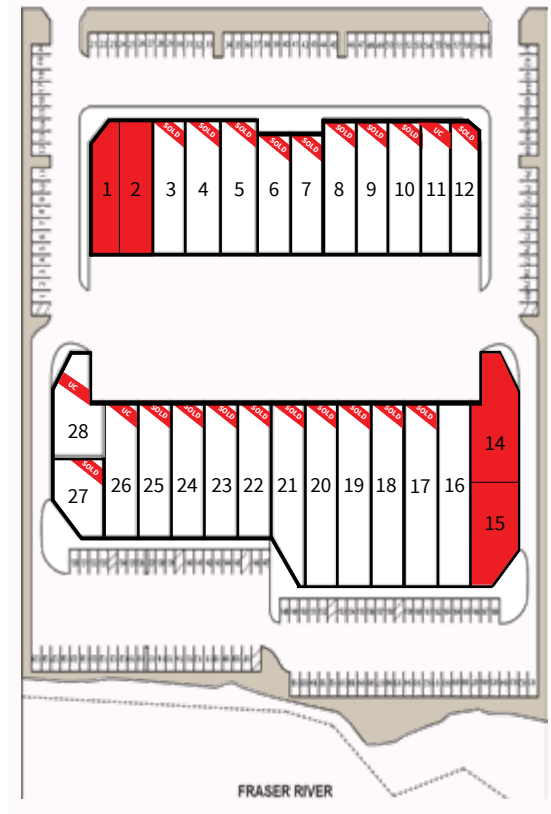
Centrally located on Annacis Island, this concrete tilt-up facility features dock and grade level loading, 2 access points, rear loading/front office design, and T5 lighting.

1600 Derwent Way

Unit	Ground Floor s.f.	Mezzanine s.f.	Total s.f.	Lease Term	Option	Capitalization Rate	NOI	Price
1 & 2	5,856 s.f.	-	5,856 s.f.	July 31, 2020	✓	4.25%	\$64,328	\$1,582,400

1610 Derwent Way

Unit	Ground Floor s.f.	Mezzanine s.f.	Total s.f.	Lease Term	Option	Capitalization Rate	NOI	Price
14 & 15	5,403 s.f.	2,004 s.f.	7,407s.f.	May 31, 2020	✓	4.4%	\$83,105	\$1,870,000



- AVAILABLE (WITH INCOME)
- AVAILABLE (VACANT)
- SOLD / UNDER CONTRACT