



Baird & Dupuis
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www.bairdanddupuis.com



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EXCLUSIVE PRE-MARKET OPPORTUNITY - NOT CURRENTLY ON MLS



7344 111A STREET
NORTH DELTA
\$1,299,000

An exclusive opportunity for builders and developers to explore this property before it is offered to the public.

Call 604-315-5560

27,934
SQ.FT LOT

0.64
ACRE

65 FT
FRONTAGE

RS2
CURRENT ZONING

SSR
OCP DESIGNATION

POSSIBLE DEVELOPMENT OPPORTUNITIES

LUXURY SINGLE-FAMILY RESIDENCE

Opportunity to create an exceptional custom home on an estate-sized property with a private treed ravine outlook—a rare offering in North Delta.

LARGE DUPLEX + ACCESSORY UNITS

Potential for a substantial new duplex with secondary suites and/or accessory dwelling units, offering significantly more green space than a typical North Delta infill development.

HOUSEPLEX / FOURPLEX

Explore the potential for a three- or four-unit houseplex through rezoning, consistent with the property's Small Scale Residential (SSR) OCP designation.

ALTERNATIVE REDEVELOPMENT

Consider alternative redevelopment opportunities and the highest and best use of the property, subject to City of Delta approval.

PROPERTY & LOCATION HIGHLIGHTS

- Quiet cul-de-sac setting with a private treed outlook
- Existing approx. 2,500 sq.ft. rentable residence
- Walkable to Chalmers Elementary and Burnsview Secondary
- Close to Sungod Recreation Centre, transit, peaceful trails and natural areas around Burns Bog

IMPORTANT SITE CONSIDERATIONS

- The property includes some sloping and a treed ravine area.
- The actual developable area and building envelope have not been independently established.



No representation is made as to development potential, usable or buildable area, permitted density or number of dwelling units. Development concepts referenced are potential opportunities for investigation only and may require rezoning and/or other approvals. Buyers should independently verify zoning, OCP designation, permitted uses, density, setbacks, environmental and geotechnical requirements, servicing and all development potential with the City of Delta and appropriate professional consultants.



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