AVISON YOUNG

FOR SALE

# #7 - 5327 192ND STREET

## SURREY, BC

Partnership. Performance.

2,777 SF Strata Warehouse with Dock & Grade Loading

**Joe Lehman**, Vice President
604.757.4958
joe.lehman@avisonyoung.com

**Garth White***, Principal
604.757.4960
garth.white@avisonyoung.com
**Garth White Professional Real Estate Corporation*

**Ryan Kerr***, Principal
604.647.5094
ryan.kerr@avisonyoung.com
**Ryan Kerr Professional Real Estate Corporation*

**Mackenzie Leyland**, Associate
604.647.1354
mackenzie.leyland@avisonyoung.com

# EXECUTIVE SUMMARY

| | |
|---|---|
| **Address** | #7 - 5327 192nd Street<br>Surrey, BC |
| **PID** | 012-658-081 |
| **Size** | Warehouse: 2,367 sf<br>Mezzanine: 410 sf<br>*Total: 2,777 sf |
| **Zoning** | IL light impact industrial zone |
| **Strata Fees** | $177.50 per month |
| **Property Taxes** | $4,629.67 (2017) |
| **Price** | $795,000 |

**Buyer to verify square footage and permits for existing improvement*


**Joe Lehman**, Vice President
604.757.4958
joe.lehman@avisonyoung.com

**Garth White***, Principal
604.757.4960
garth.white@avisonyoung.com
**Garth White Personal Real Estate Corporation*

**Ryan Kerr***, Principal
604.647.5094
ryan.kerr@avisonyoung.com
**Ryan Kerr Personal Real Estate Corporation*

**Mackenzie Leyland**, Associate
604.647.1354
mackenzie.leyland@avisonyoung.com

AVISON YOUNG

Avison Young
#2900-1055 W. Georgia Street
Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.com


BEST MANAGED COMPANIES
Platinum member


© 2018 Avison Young. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate (B.C.) Inc.; DBA, Avison Young.


# OPPORTUNITY

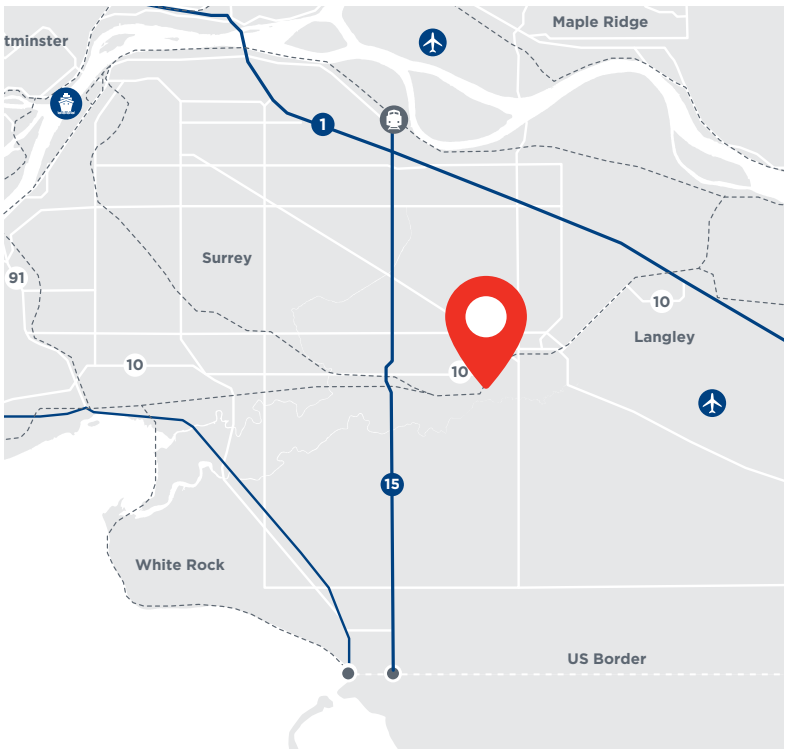
Avison Young is pleased to present the opportunity to acquire a small-bay strata unit in the heart of Cloverdale with dock and grade loading. The property features office on the main and second floors, as well as a lunchroom and mezzanine storage.

# KEY FEATURES

**1 DOCK & 1 GRADE DOOR**

**18' CLEAR CEILING HEIGHT**

**AMPLE ON-SITE PARKING**

**CLOSE PROXIMITY TO HWY #10 ON 192 STREET**

**MANUFACTURING, WAREHOUSING & AUTOMOTIVE USES PERMITTED**