



FOR SALE

102 - 12941 115 AVENUE

SURREY, BC

Partnership. Performance.

Opportunity

To purchase a brand-new 3,425 sf strata warehouse in the Bridgeview Industrial area

Gord Robson, Senior Associate
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John Eakin, Vice President
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Platinum
member

EXECUTIVE SUMMARY

Address #102 – 12941 115 Avenue
Surrey, BC

Zoning IL (Light Impact Industrial) Zoning allows for a wide range of uses. Please contact listing agents for full description of the zoning bylaw.

Unit Area Ground floor: 2,449 sf
Mezzanine: 967 sf
Total: 3,425 sf

Electrical Services 3 phase

Year Built 2018

Estimated Strata Fees \$310 per month

Available for Occupancy June 1, 2018

Asking Price \$1,320,000

LOCATION

- Strategically located in North Surrey
- Immediate access to the Pattullo Bridge, King George Blvd. and SFPR
- Approximately 10 minutes to Highway #1

KEY FEATURES



ONE (1) REAR GRADE LOADING DOOR



26' CLEAR CEILING HEIGHT



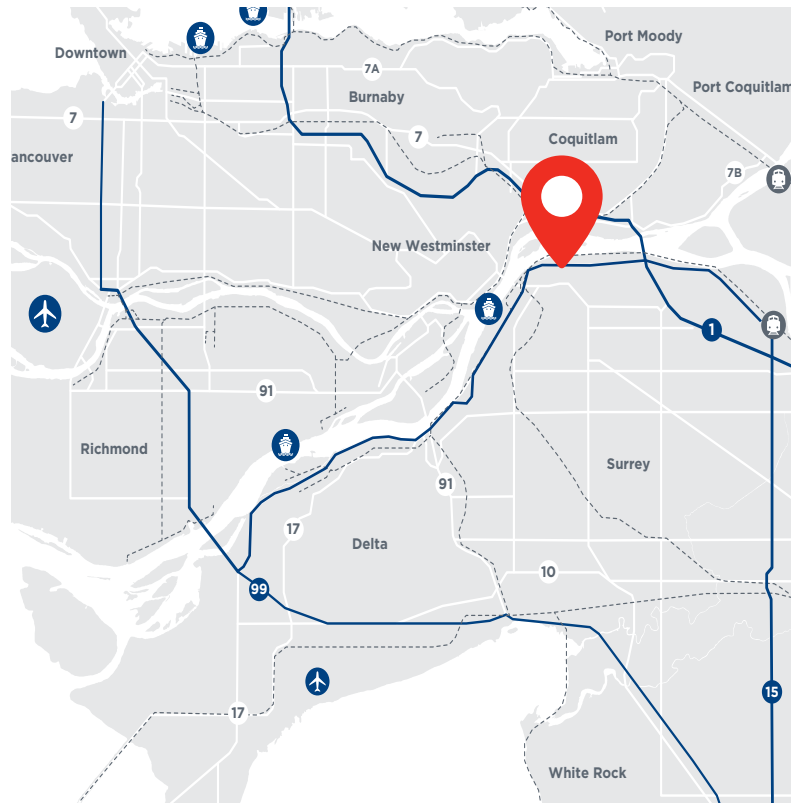
3 DESIGNATED STALLS & VISITOR PARKING



LED LIGHTING



ONE (1) HANDICAP ACCESSIBLE BATHROOM



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