

UNITS AT 14888 104 AVENUE, SURREY

MULTI-TENANT INVESTMENT OPPORTUNITY

**FOR
SALE**

4.5% - 4.8% CAP RATE



WILLIAM | WRIGHT

Commercial Real Estate Services

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**Multi-tenant
retail and office
investment**



**4.5% - 4.8%
cap rate**



**Units available
on both floors**



**Steps away
from amenities**



FOR SALE

UNITS AT 14888 104 AVENUE, SURREY

UNIT 101-103 AND ENTIRE SECOND FLOOR COMMERCIAL STRATA UNIT 200

Welcome to an excellent investment opportunity presented by William Wright Commercial in conjunction with Re/Max Commercial Advantage. Units 101-103 are made up of 5,514 square feet of leased ground floor retail space and unit 200 is a multi-tenant office unit spanning the entire second floor, with great exposure on 104th Avenue and a total of 12,156 square feet of leased space. The property offers parking, including secured underground parking for tenants and open visitor parking for guests. With a C-35 zoning, the space offers flexibility for a variety of commercial

uses. The property currently features a strong mix of tenants, making it an attractive investment opportunity for those seeking a stable stream of rental income. Priced at a 4.8% cap rate for the office and 4.5% cap rate for the retail, this investment property offers an attractive return on investment. With its prime location and high-quality finishes, these commercial strata units are an excellent option for investors looking to own in a desirable area.

PROPERTY DETAILS

UNIT AVAILABILITY

Unit	101-103	200
Size	± 5,514 SQFT	± 12,156 SQFT
Parking	16 stalls	18 stalls
Zoning	C-35	C-35
NOI	\$155,202.80	\$223,861.06
Strata Fees	\$3,994.86	\$9,127.14
Property Taxes	\$22,310.48	\$46,640.19
PID	016-337-972	016-337-981
Legal Description	STRATA LOT 124, BLOCK 5N, PLAN NWS3308, SECTION 29, RANGE 1W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	STRATA LOT 125, BLOCK 5N, PLAN NWS3308, SECTION 29, RANGE 1W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Price	\$3,449,000	\$4,650,000



UNIT 101-103

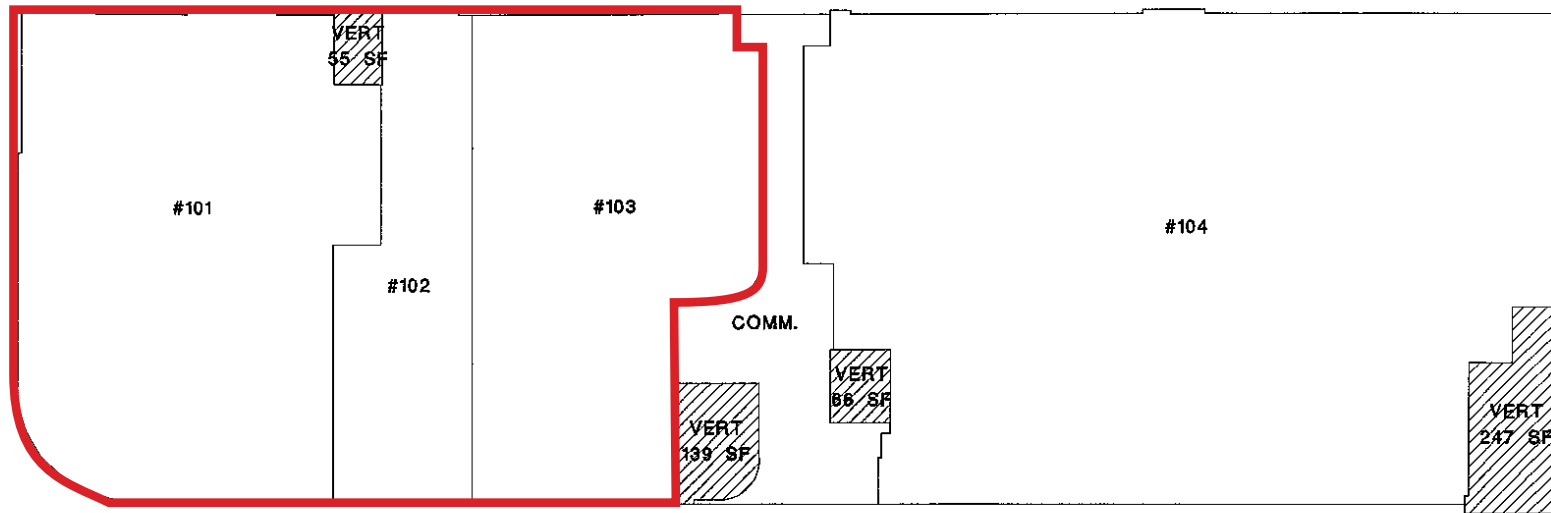


UNIT 200

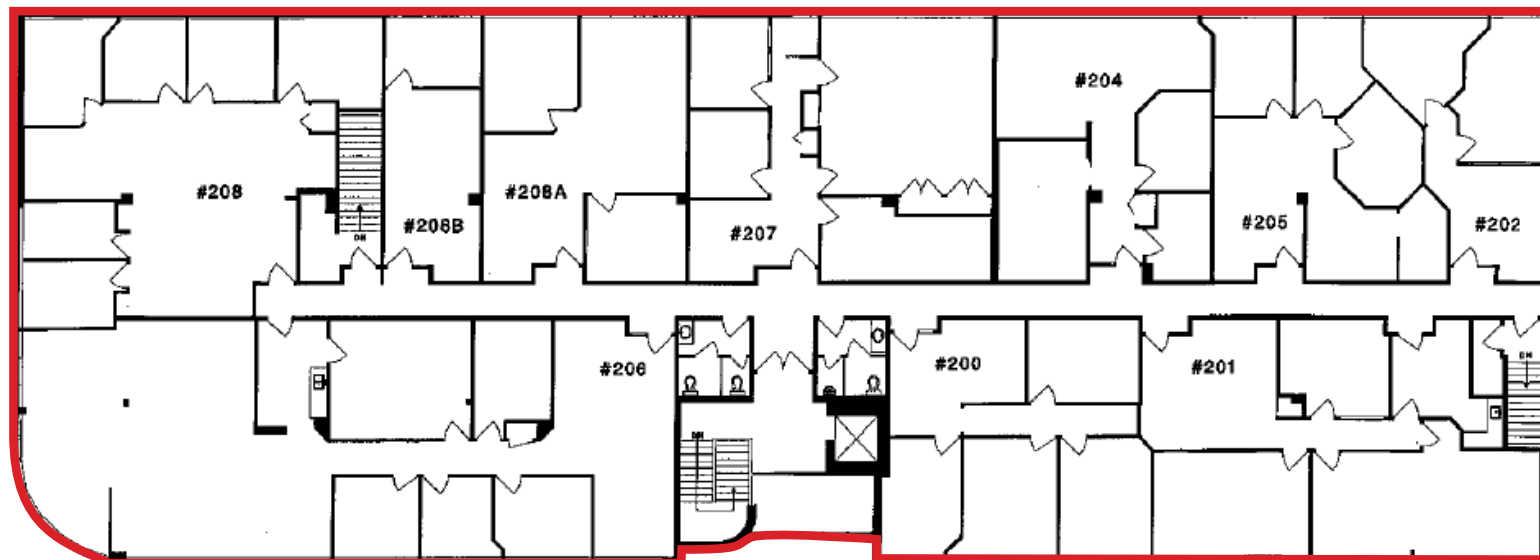
UNIT 101-103 & UNIT 200

FLOORPLANS

UNIT 101-103



UNIT 200





WALK SCORE

72



BIKE SCORE

79



LOCATION

This investment commercial retail office space is conveniently located just off Highway 1, offering quick and easy access to Surrey City Centre and the surrounding areas. This property is situated in close proximity to Guildford Mall, which offers a range of amenities such as shops, restaurants, and entertainment options. This location is also within walking distance of a number of other retail and commercial developments, making it an ideal location for businesses looking for a high-traffic area with a range of amenities nearby.



FOR MORE INFORMATION CONTACT

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