

13521 KING GEORGE BOULEVARD, SURREY
STAND ALONE HIGH PROFILE BUILDING

**FOR
LEASE/
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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OVERVIEW

Rare stand alone high profile building for sale and lease located on King George Blvd with a grandfathered sign. The property is being sold well below assessment value (\$1,485,000). Fully improved with 4 offices, 2 washrooms, front reception area, suitable for a wide variety of commercial and retail businesses. Please ask realtor for copies of environmental reports.

**Parking lot is not included*



Salient Facts

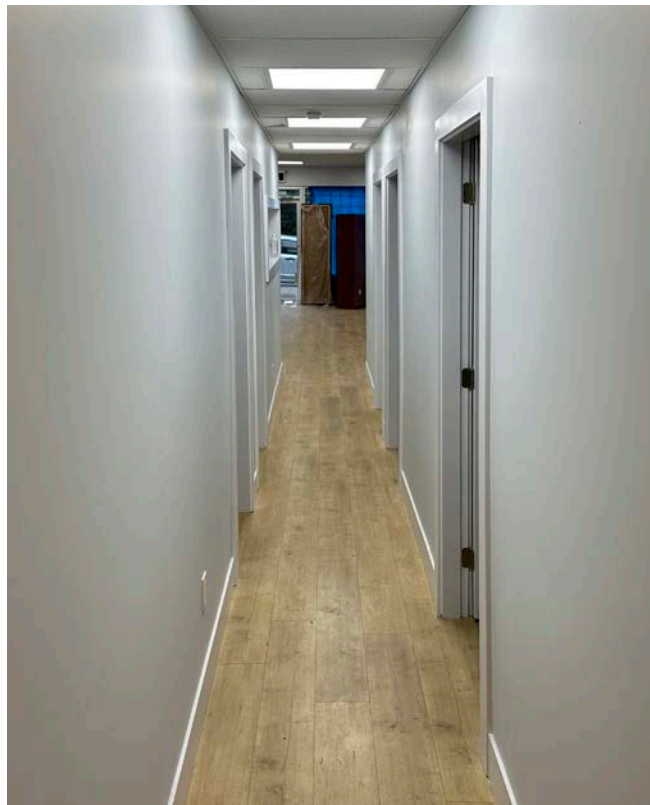
Lot Size	± 2,399 SQFT
Building Size	± 1,399 SQFT
Zoning	CHI (Highway Commercial)
Year Built	1960

Lease Details

Basic Rent	\$26.00/FT
Additional Rent	\$12.94/FT
Monthly Rent	\$4,526.78 + GST

Sale Details

Property Taxes	\$10,756
PID	011-373-300
Price	\$799,000





LOCATION

Once a suburban town centre, this area has been the focus of significant development. It is transforming into a walkable, transit-oriented downtown core for business, culture and entertainment. City Centre is home to City Hall, Civic Plaza, the flagship City Centre Library, SFU Surrey and KPU Civic Plaza, Surrey Memorial Hospital and Holland Park. It is also home to two Expo Line SkyTrain stations: Surrey Central and King George.

TRANSIT

Located on busy King George Blvd, there is bus service directly in front of the unit and SkyTrain is a short 5 minute walk.

FOR MORE INFORMATION CONTACT

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