

104 - 5830 176 A STREET, SURREY

RARE GROUND FLOOR UNIT IN DOWNTOWN CLOVERDALE

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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UNIT 104 5830 176 A STREET SURREY

Ground Floor Office

2 Dedicated Parking Spaces

Fully Improved Offices

Downtown Cloverdale



OVERVIEW

Rare ground floor unit in downtown Cloverdale with street front reception, multiple offices, handicapped accessible washroom, rear exit, storage room, and 2 parking spaces, one covered, one uncovered. City owned land across the street provides ample parking for staff and customers. Current tenant has 1 year remaining on their lease which will give a new owner ample time to obtain permits from the City of Surrey for improvements.



SALIENT FACTS

Size ± 1,312 SQFT

Parking 2 Stalls

Zoning C-15

Property Taxes \$6,164

Strata Fees \$641.06

PID 017-788-510

Legal Description Strata Lot 1, Plan LMS391, Part SW1/4, Section 8, Township 8, NWLD, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 or V, as appropriate

Price \$1,099,000



89
VERY
WALKABLE

86
VERY
BIKEABLE



LOCATION

Cloverdale is the historic centre of Surrey, reflected in its unique western and railroad character. It is home to one of Surrey's most recognizable main streets as well as the Museum of Surrey, Surrey Archives, and many unique heritage buildings.

While the preserved historic character of Cloverdale can be reflected throughout the town centre, Cloverdale has grown into a busy hub of commercial activity due in large part to its strategic location and connections to the railway.

Every year, Cloverdale is home to the largest Canada Day celebration in Western Canada, welcoming families for free music, activities and food.

The small-town charm of Cloverdale also attracts movie and TV makers and has served as a backdrop for shows like Smallville, Supernatural and Chilling Adventures of Sabrina.

FOR MORE INFORMATION CONTACT

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