

107 - 12877 76 AVENUE, SURREY
2,467 SQFT RETAIL STRATA UNIT

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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RETAIL STRATA UNIT FOR SALE

This centrally located commercial retail property offers 2,467 square feet of prime space, perfect for a variety of businesses. With its ample power supply and abundant parking, it caters to both operational efficiency and customer convenience. The property boasts street-front visibility in a high-traffic area, enhanced by its flexible CD zoning. A practical bay door at the back facilitates easy deliveries, making this property an ideal choice for businesses seeking a prominent location with excellent logistical support.



SALIENT FACTS



SIZE

Ground Floor: ± 2,467 SF
Office Size: ± 154 SF



PARKING

7 Stalls



ZONING

CD - Comprehensive
Development



PROPERTY TAXES

\$16,303.68/Yr



STRATA FEES

\$286.23/



PID

025-666-207



LEGAL DESCRIPTION

STRATA LOT 54, PLAN LMS2987,
SECTION 20, TOWNSHIP 2, NEW
WESTMINSTER LAND DISTRICT,
STRATA PHASE 2 TOGETHER WITH
AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1



PRICE

\$2,349,000.00



PERMITTED USES

- Print & Copy Shop
- Catering Business
- Showroom Appliance Store
- Warehouse Uses
- Driving Schools
- Fleet Dispatch Offices
- Architectural Office
- Landscape Offices
- Engineering Office
- Computer Sales
- Fitness Recreation
- Party Rental
- Medical Supplies



CEILING HEIGHT: 9'-11"



FOR MORE INFORMATION CONTACT

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