

107-12815 85 AVENUE, SURREY
ALL IN ONE WHOLESALE CASH & CARRY

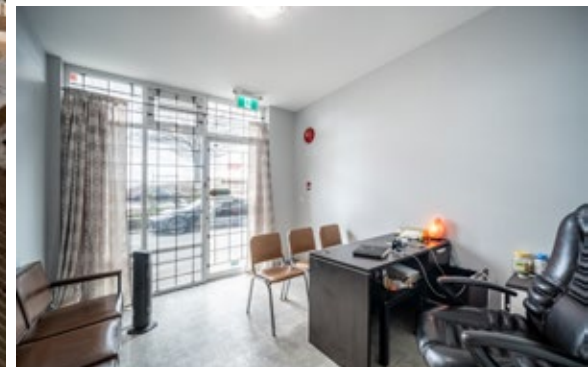
**BUSINESS
SALE**



WILLIAM | WRIGHT

VISHAV JYOTI, CCIM
PERSONAL REAL ESTATE CORPORATION
vishav.jyoti@williamwright.ca
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BUSINESS PURCHASE INCLUDES



Significant Leasehold
Improvements



Inventory



Equipments

WHOLESALE GROCERY STORE IN SURREY

William Wright Commercial is pleased to present an exceptional opportunity to acquire All In One Wholesale Cash & Carry, a well-established, turn-key Indian grocery store in the heart of Surrey. Boasting outstanding visibility, easy accessibility, and strong growth potential, this business is a prime investment in one of Surrey's most vibrant areas. With a long-standing reputation for serving the community, it is known for its diverse product offerings, consistent revenue stream, and significant expansion potential.



SALIENT FACTS

SIZE

+/- 3,975 SQFT

PARKING

20+ Visitor Stalls

GROSS RENT

\$7,500 + GST

GROSS ANNUAL SALES

\$473,000.00

LEASE EXPIRY

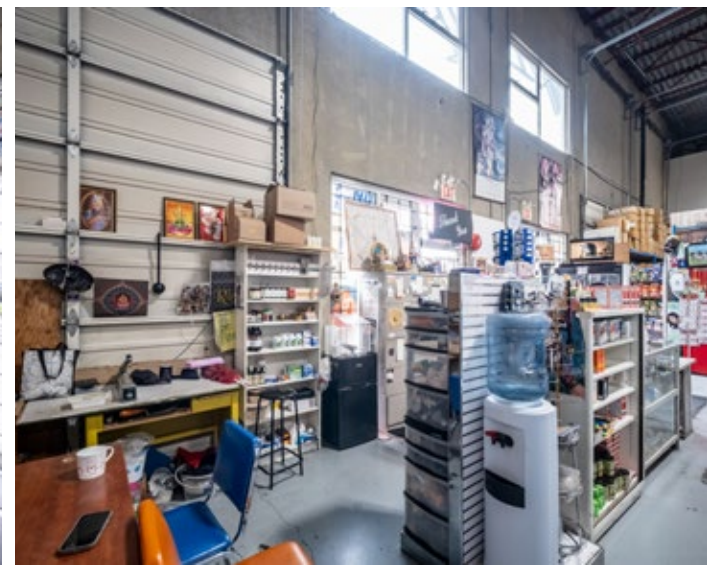
May 31st, 2033

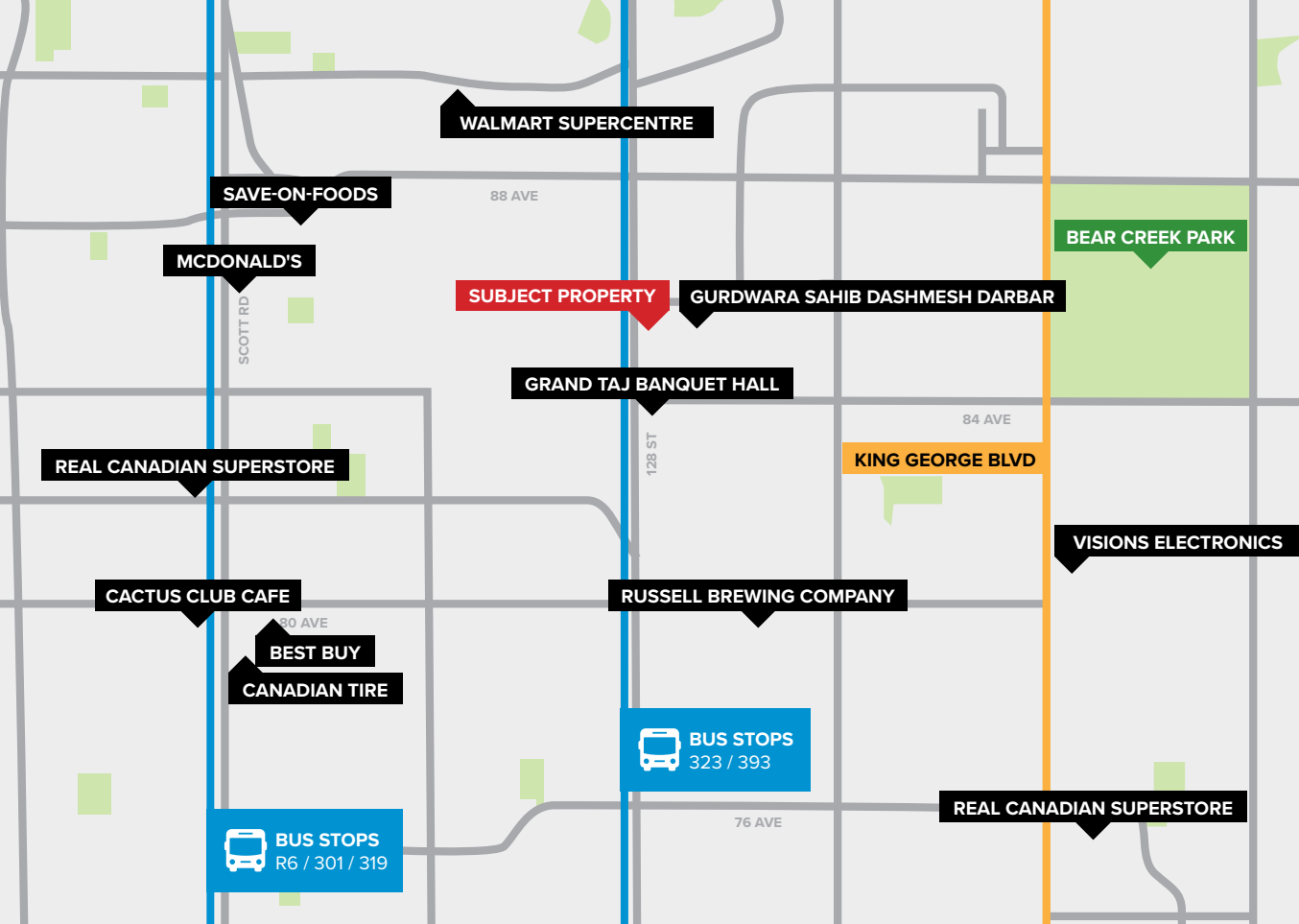
RENEWAL OPTIONS

3 of 10 years

PRICE

Contact Listing Agent





LOCATION

Located at 12815 85 Avenue, Surrey, BC, this business is nestled in a thriving hub surrounded by residential neighbourhoods, retail centres, and bustling commercial establishments. Just steps from Gurdwara Sahib Dashmesh Darbar, it benefits from high daily foot traffic and an extraordinary surge in customers during festivals. Strategically positioned along 128th Street, one of Surrey's key commercial corridors, it offers excellent visibility, seamless accessibility, and a prime location within the city's dynamic retail landscape.

TRANSIT

Transit bus stops for routes 323 and 393 are conveniently located right in front of the store, providing easy access for customers and enhancing foot traffic.

FOR MORE INFORMATION CONTACT

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DRIVING DISTANCES	
KING GEORGE BLVD	4 MIN DRIVE
KING GEORGE SKYTRAIN STATION	7 MIN DRIVE
NEW WESTMINSTER	19 MIN DRIVE
YVR AIRPORT	29 MIN DRIVE
DOWNTOWN VANCOUVER	48 MIN DRIVE



Population
568,322



Population Growth
9.7%



Avg. Household Income
\$116,600



Average Age
39.5