

210 14770 64 AVENUE, SURREY
VERSATILE INDUSTRIAL STRATA UNIT

**FOR
SALE/
LEASE**



WILLIAM | WRIGHT

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Overview

Strategic industrial opportunity in the heart of East Newton/Sullivan Station. Elevate your business in this versatile industrial strata unit located in one of Surrey's most sought-after business hubs. This IL-zoned property offers a premier mix of functional warehouse space and professional office space on the mezzanine level, making it an ideal fit for a wide range of light industrial, office, and service uses.

SIZE

+/- 2,352 SQFT

PARKING

3 Stalls

ZONING

IL

PID

017-751-608

LEGAL DESCRIPTION

STRATA LOT 17 SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN NWS3426 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

LEASE DETAILS

BASIC RENT

\$20.00/FT

ADDITIONAL RENT

\$6.10/FT

MONTHLY RENT

\$5,115.68 + GST

SALE DETAILS

STRATA FEES

\$374.06 per month

PROPERTY TAXES

\$9,859.44

PRICE

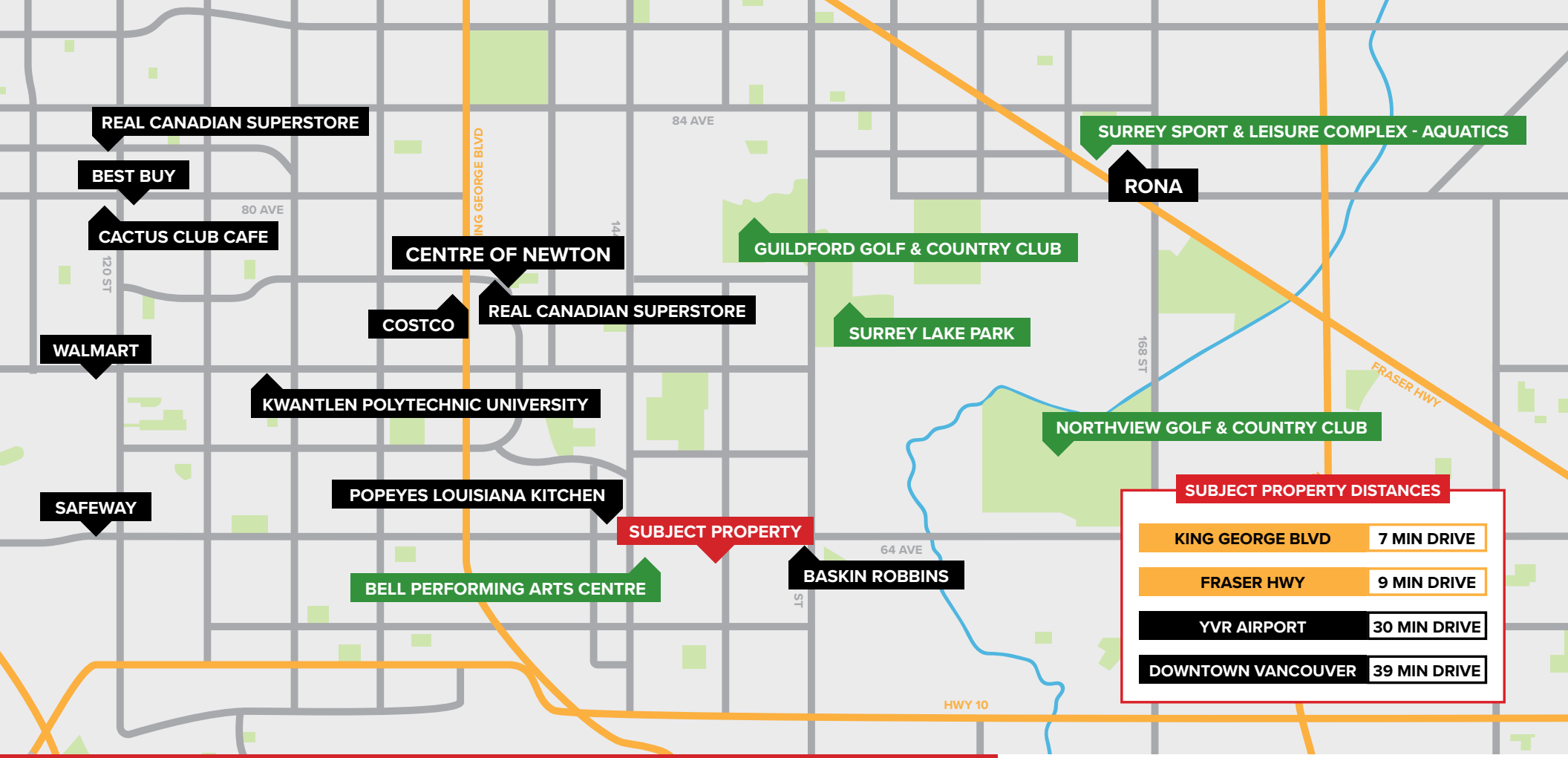
\$1,328,880.00



Premier mix of functional warehouse space and professional office space

- + Prime Location
- + Vacant Possession
- + Grade Loading
- + 12' X 14' Overhead Door
- + 22' Ceiling Height
- + 200 AMP Power Panel
- + Gas Heater





SUBJECT PROPERTY DISTANCES	
KING GEORGE BLVD	7 MIN DRIVE
FRASER HWY	9 MIN DRIVE
YVR AIRPORT	30 MIN DRIVE
DOWNTOWN VANCOUVER	39 MIN DRIVE

Location

210-14770 64 Avenue, Surrey has a Walk Score of 61 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot. Nearby parks include Sullivan Heights Park, Goldstone Park and Hazelnut Meadows Community Park.

For more information contact

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