110-12409 HARRIS ROAD, PITT MEADOWS

STRATA RETAIL UNIT WITH TURNKEY DAYCARE BUILDOUT

FOR **SALE**



WILLIAM | WRIGHT

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The Opportunity

William Wright Commercial is pleased to present a ground-floor strata retail unit for sale, fully built out as a turnkey daycare. The unit offers high exposure and visibility on one of the most travelled thoroughfares in Pitt Meadows, boasting lots of natural light, ease of accessibility, and close to transit, shopping, and established neighbourhoods. A daycare operator can open with minimal setup, and the TC zoning allows a wide range of commercial uses, so the space can suit many other businesses as well. The location and exposure along Harris Road is ideal for both owner-operators and investors alike.

Turnkey Daycare Buildout

High Visibility

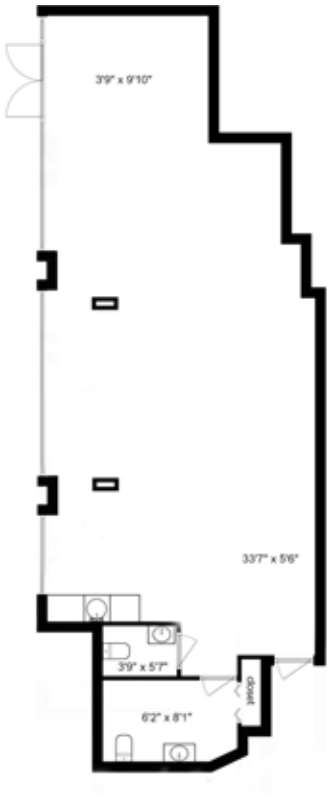
Prominent Location

Desirable Retail Node

Salient Facts

Size	± 922 SQFT
Parking	2 dedicated stalls
Zoning	TC
PID	029-505-933
Legal Description	STRATA LOT 1, PLAN EPS2430, SECTION 36, RANGE 1E, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.
Strata Fees	$599.83
Price	$899,900.00

Floorplan



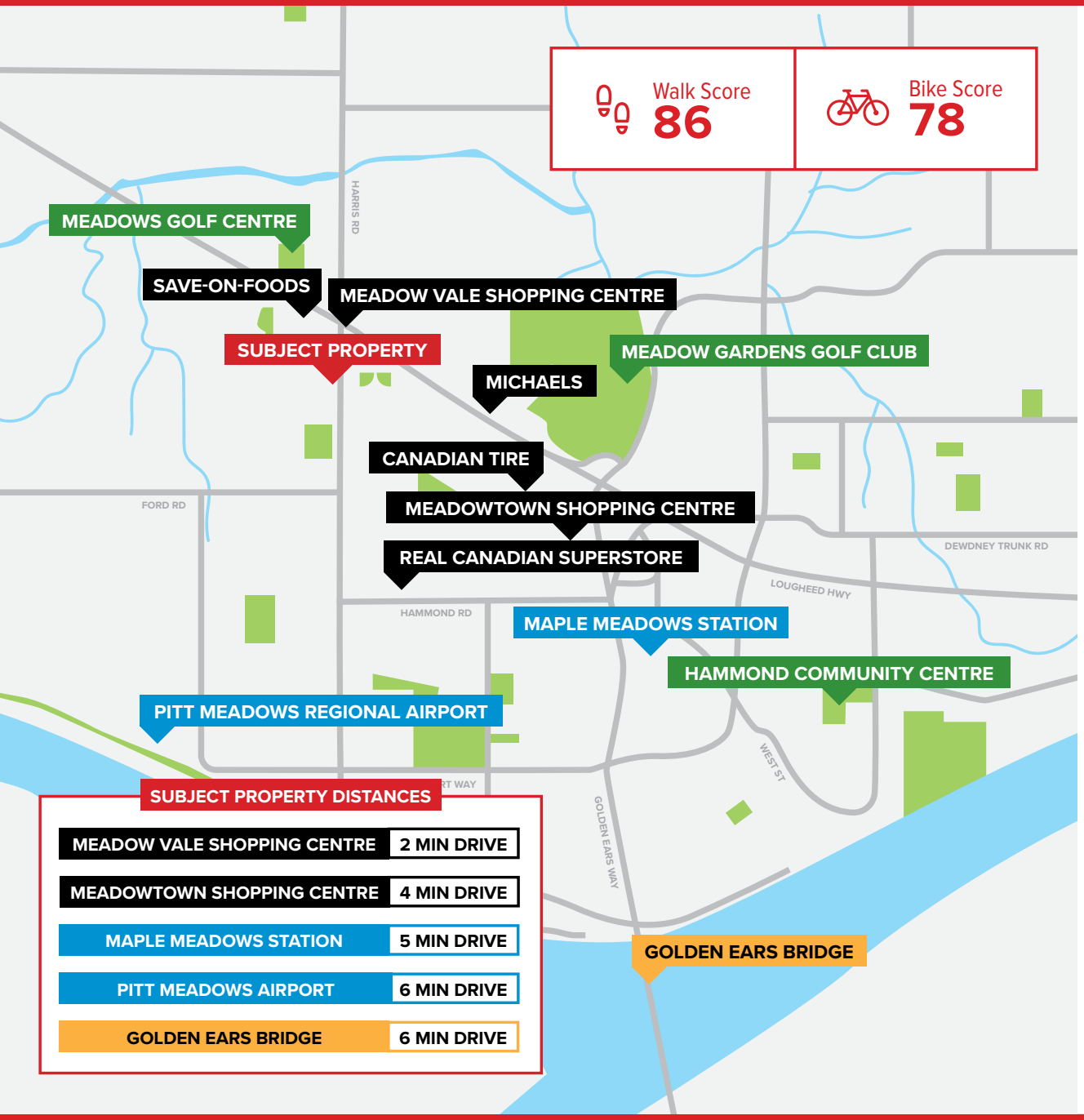
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.













Location

This property is situated before the train tracks along Harris Road; just two blocks South from Lougheed Highway, minutes from both the Golden Ears Bridge to the Fraser Valley and the Mary Hill bypass to Vancouver providing central access for your business.

For More Information Contact

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