

FOR SALE | INDUSTRIAL
(107) 17957 55 AVENUE
SURREY, BC



- ▶ **1,821 SF Warehouse/Office Space**
- ▶ **Ideally Situated in Cloverdale**

Opportunity

Lee & Associates is pleased to present the opportunity to acquire a 1,821 SF industrial strata unit located in the heart of Cloverdale's established industrial node. This functional warehouse/office unit offers an attractive opportunity for owner-users seeking industrial space at a price point under \$1,000,000. The unit features a practical warehouse component with one grade loading door, complemented by improved second floor office space, making it ideal for a wide range of light industrial and service-based users.

Rajan Hundal BA, DULE
Associate | Industrial
D 604.630.3393 C 604.396.3840
rajan.hundal@lee-associates.com

Grant Basran
Associate Vice President | Industrial
D 604.630.3376 C 604.518.2188
grant.basran@lee-associates.com

Location

The property is situated in the highly accessible Cloverdale industrial area of Surrey, providing excellent connectivity to key transportation routes including Highway 10, Highway 15, and Fraser Highway. This central South of Fraser location allows for efficient access to Surrey, Langley, Delta, and the broader Fraser Valley. The area is well established with a strong mix of industrial and service-oriented businesses, offering convenient access to nearby amenities and a deep labour pool

Features

- ▶ Functional warehouse with grade loading
- ▶ 10' x 12' grade loading door (modified to approx. 10' wide x 8' high)
- ▶ Full HVAC (central heating & air conditioning)
- ▶ Improved second floor office space
- ▶ 3-piece washroom with shower (second floor)
- ▶ 2-piece washroom in warehouse area
- ▶ Ceiling heights:
 - ▶ 10'7" clear (ground floor)
 - ▶ 9'6" clear (second floor)
- ▶ Abundant natural light
- ▶ Kitchenette
- ▶ Three-phase power

Available Space

Ground Floor	932 SF
Second Floor Office	889 SF
Total	1,821 SF

**Measurements to be verified by the Purchaser.*

Zoning

IL - Light Impact Industrial ([click to view bylaw](#))

Legal Description

STRATA LOT 7 SECTION 5 TOWNSHIP 8
NEW WESTMINSTER DISTRICT STRATA PLAN
LMS2295; PID: 023-333-472

Strata Fees

TBD

Property Taxes

\$7,494.56 (2025)

Asking Price

\$795,000 (\$436.57 PSF)



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