

FOR SALE | INDUSTRIAL
UNIT 103 & 106 - 14770 64 AVENUE
SURREY, BC



- ▶ Owner-User Opportunity with Mortgage Helper
- ▶ Strategically Situated in East Newton with Excellent Exposure

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Location

The subject properties are situated in the East Newton area of Surrey with excellent exposure to 64th Avenue. This strata opportunity presents convenient access to Highway 10, Highway 99, and King George Boulevard. Located on the west side of 148th Street, this strata complex provides excellent proximity to an abundance of commercial amenities.

Zoning

IL (Light Impact Industrial) allowing for a wide variety of uses including manufacturing, machinery, distribution, and warehousing.

Legal Description

STRATA LOT 3 & 6, PLAN NWS3426, PART NW1/4, SECTION 10, TOWNSHIP 2
PID: 016-929-233 & 016-929-268

Features

- ▶ Grade loading (12' X 14')
- ▶ 19' ceilings (warehouse)
- ▶ Radiant tube heating (warehouse)
- ▶ Two (2) piece washroom (warehouse)
- ▶ Multiple private offices
- ▶ Boardroom
- ▶ HVAC office space (second floor)
- ▶ Three (3) piece washroom (second floor)
- ▶ Kitchenette (second floor)
- ▶ Two (2) piece washroom (ground floor office)

Tenancy Details

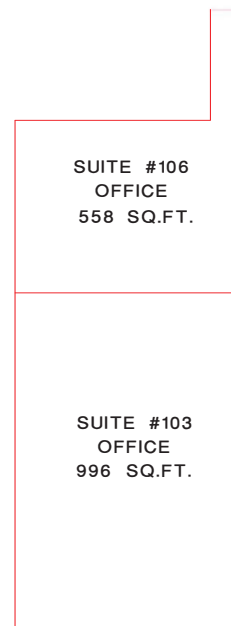
Unit 103 Ground Floor composed of approximately 987 SF is leased until June 30th, 2026, for \$2,500 per month net*

*Tenant's responsible for their proportionate share of Property Tax and Strata Fees in addition to Net Rent

Ground Floor



Second Floor



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Area Breakdown

Unit 103 Ground Floor Office (Leased)	987 SF
Unit 106 Warehouse (Vacant)	987 SF
Unit 103 Second Floor Office (Vacant)	996 SF
Unit 106 Second Floor Office (Vacant)	558 SF
Total	3,528 SF

Strata Fees

Unit 103 - \$210.93
Unit 106 - \$210.92

Property Taxes (2025)

Unit 103 - \$7,157.76
Unit 106 - \$5,700.62

Asking Price

\$2,100,000



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