



- ▶ **2,928 SF Office Space with Warehouse**
- ▶ **Strategically Situated in East Newton with Excellent Exposure**

Location

The subject property is 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.

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Highlights

- ▶ Fronting 64th Avenue
- ▶ Front grade loading
- ▶ All New LED Lighting
- ▶ Ample Parking for 4+ Vehicles
- ▶ Private offices

FOR SALE | INDUSTRIAL
UNIT 209 - 14770 64 AVENUE
SURREY, BC

Features

- ▶ Radiant heating (warehouse)
- ▶ 18' ceilings (warehouse)
- ▶ Large showroom space
- ▶ Front grade loading
- ▶ Washrooms

Available Area

Ground floor	1,777 SF
Second floor office	570 SF
Mezzanine	581 SF
Total	2,928 SF

Availability

Upon closing

Legal Description

NWS3426 LT 16 SEC 10 TWP 2
PID: 017-751-594

Zoning

IL (Light Impact Industrial)

Property Taxes (2023)

\$9,249.23

Strata Fees (2023 Estimate)

TBD

Asking Price

\$1,349,000



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