



- ▶ High Exposure Industrial Strata Units
- ▶ Strategically Situated in East Newton

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.

Highlights

- ▶ Fronting 64th Avenue
- ▶ Grade loading
- ▶ 20' ceilings
- ▶ High exposure

Grant Basran

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FOR SALE | INDUSTRIAL
#102, 103 & 106 - 14772 64 AVENUE
SURREY, BC

Legal Description

STRATA LOT 3, 4 & 6 SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2619

PIDs: 023-612-835, 023-612-789, 023-612-851

Zoning

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

Features

- ▶ Baseboard heating (Unit 103)
- ▶ HVAC second floor office (Unit 103)
- ▶ Sound insulation second floor office (Unit 103)
- ▶ Grade loading (12' X 14')
- ▶ 3 phase power
- ▶ 2 washrooms
- ▶ 20' ceilings (warehouse)
- ▶ Radiant tube heating (warehouse)
- ▶ T5 lighting

Available Space (approximate)

	OPTION A (UNIT 102)	OPTION B (UNIT 103, 106)	COMBINED (UNITS 102, 103, 106)
Ground Floor Office	0 SF	1,028 SF	1,028 SF
Second Floor Office	0 SF	900 SF	900 SF
Warehouse	2,054 SF	1,026 SF	3,080 SF
Total	2,054 SF	2,954 SF	5,008 SF
Loading	1	1	2
Asking Price	\$1,399,000	\$1,599,000	\$2,998,000
Property Taxes (2023)	\$9,078.31	\$11,817.31	\$20,895.62
Strata Fees per month	\$378.31	\$378.31	\$756.62

Availability

Contact Broker



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