

**FOR SALE | NEWTON STRATA WAREHOUSE UNITS**  
**#101-104 13033 76TH AVENUE**  
**SURREY, BC**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

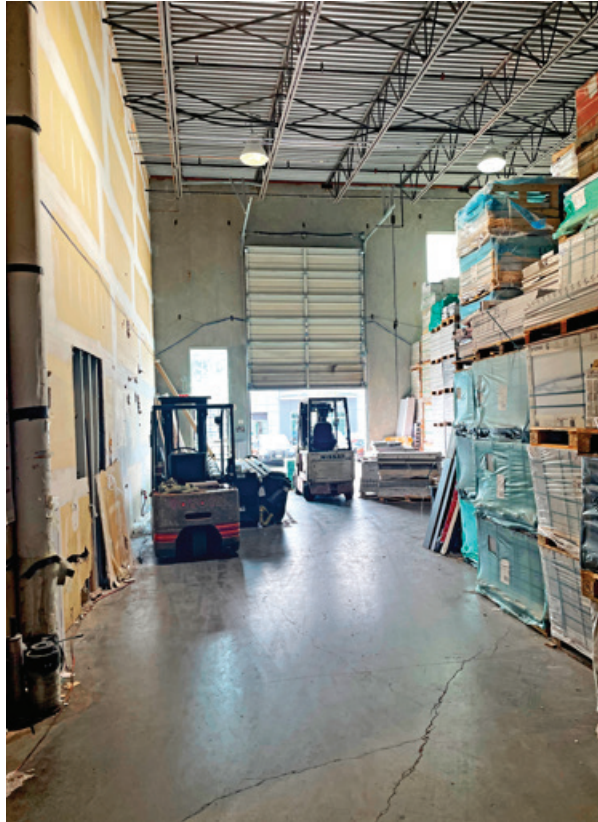


- ▶ **16,285 SF (Ground Floor)**
- ▶ **Four (4) Strata Warehouse Units Located in Newton, Surrey**
- ▶ **Dock and Grade Loading with Ample Parking**

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CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER





**Location**

The property is located within the Newton industrial area of Surrey just east of Anvil Way and near 132nd Street, on the north side of 76th Avenue. 76th Avenue is a major thoroughfare within the area as it is a direct link to King George Highway and Scott Road.

**Legal Description(s)**

Strata lots 1, 2, 3, 4, PID: S1) 026-814-013; S2) 026-814-021; S3) 026-814-030; S4) 026-814-048, Plan BCS 2031

**Zoning**

CD zoning based on I-L (Light Impact Industrial)

**Features**

- ▶ High quality modern building
- ▶ Dock and grade loading
- ▶ Flexible bay sizes
- ▶ Excellent truck maneuvering room
- ▶ Concrete tilt-up construction
- ▶ 3-phase electrical service
- ▶ 24' clear ceiling heights
- ▶ Sprinkler system
- ▶ Built in approximately 2006

**Available Areas**

Unit	Ground Floor*	Loading	Taxes (2023)	Strata Fees (2023)
101	4,470 SF	Dock	\$24,809.32	\$580.66
102	3,850 SF	Dock	\$21,503.81	\$455.62
103	3,940 SF	Grade	\$24,987.54	\$465.80
104	4,025 SF	Grade	\$21,439.02	\$475.99
Total	16,285 SF		\$92,739.69	\$1,978.07

\*Sizes are approximate.

**Asking Price**

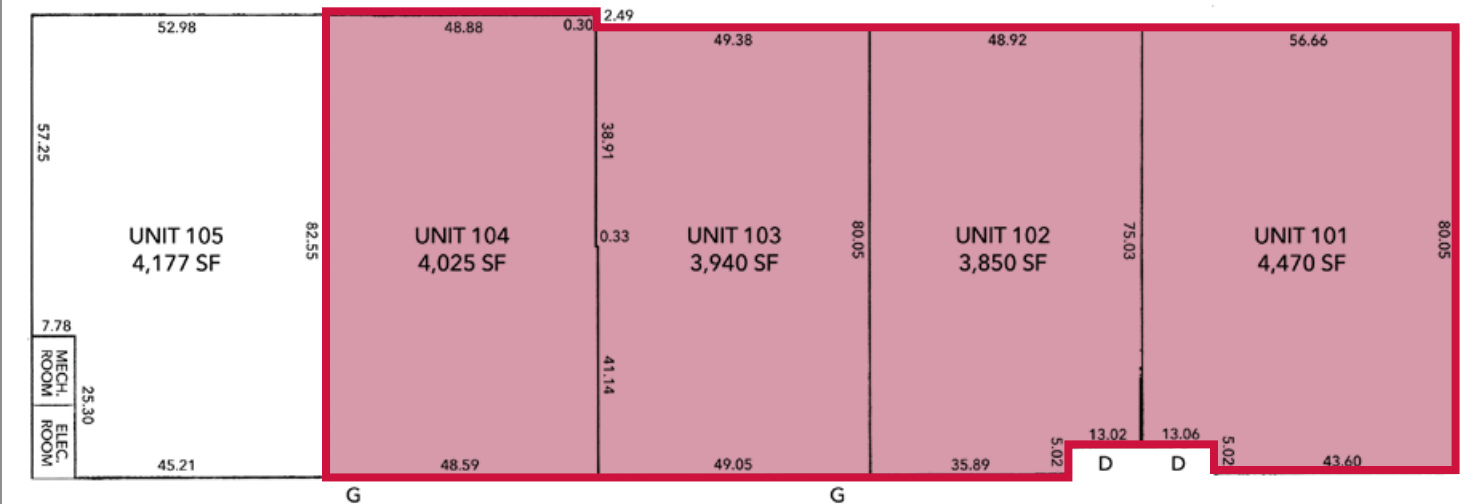
Contact broker

**Availability**

Contact broker



**Floor Plan**

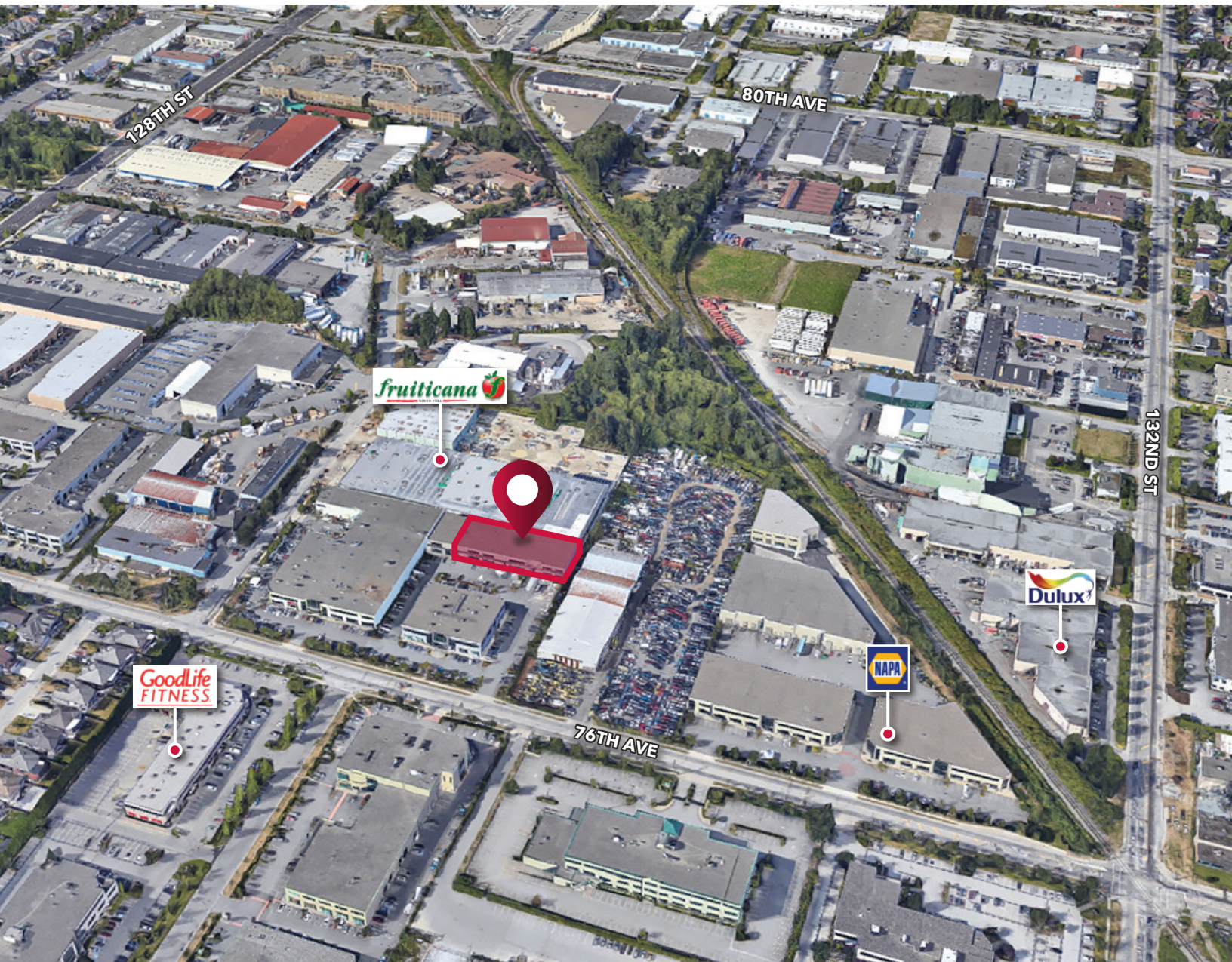


G = Grade Loading D = Dock Loading

\*Dimensions are approximate.







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