

FOR SALE | INDUSTRIAL
UNIT 232 - 12448 82 AVENUE
SURREY, BC



1,193 SF STRATA WAREHOUSE UNIT

- ▶ **Central Newton Warehouse Facility**
- ▶ **Quality Concrete Tilt-Up Construction**

Location

The subject property is located in Central Newton at the southeast corner of 124th Street and 82nd Avenue. The Walnut Industrial Park contains convenient access to Nordel Way, King George Boulevard and the South Fraser Perimeter Road. This strata complex provides convenient access to an abundance of commercial amenities including Nordel Crossing and Scottsdale Centre along Scott Road.

Highlights

- ▶ 3 phase power
- ▶ Grade loading
- ▶ 18' clear ceilings
- ▶ Great transportation connections

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Legal Description

PL NWS2882 LT 54 LD 36 SEC 30 TWP 2
PID 014-196-450

Zoning

IL (Light Impact Industrial)

Features

- ▶ Grade loading (10' X 12')
- ▶ Forced air heating
- ▶ T12 Lighting warehouse
- ▶ 2 piece washroom

Building Area (Approximate)

| | |
|--------------|-----------------|
| Warehouse | 893 SF |
| Office | 300 SF |
| Total | 1,193 SF |

Property Taxes (2017)

\$2,905.46

Strata Fees (2018 Estimate)

TBD

Asking Price

\$549,000

Availability

Contact Broker



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