



- ▶ **2,195 SF Industrial Strata Unit**
- ▶ **Ideally Situated in the Heart of Newton**

### 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.

### Grant Basran

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### Highlights

- ▶ Multiple washrooms
- ▶ Grade loading
- ▶ Ample office space
- ▶ Excellent transportation connections

# FOR SALE | INDUSTRIAL UNIT 204 - 12448 82 AVENUE SURREY, BC

## Legal Description

STRATA LOT 37, PLAN NWS2882,  
SECTION 30 PID: 014-195-976

## Zoning

IL (Light Impact Industrial)

## Features

- ▶ 10' ceilings (warehouse)
- ▶ Automatic grade loading door (10' X 8')
- ▶ 3-phase power
- ▶ Two (2) piece washrooms (1 up, 1 down)
- ▶ Kitchenette
- ▶ Forced air heating (warehouse)
- ▶ Private offices
- ▶ Boardroom
- ▶ Three (3) parking stalls

## Available Areas

Ground Floor Office	279 SF
Warehouse	890 SF
Second Floor Office	1,026 SF
<b>Total</b>	<b>2,195 SF</b>

## Property Taxes

\$8,815.97 (2024)

## Strata Fees

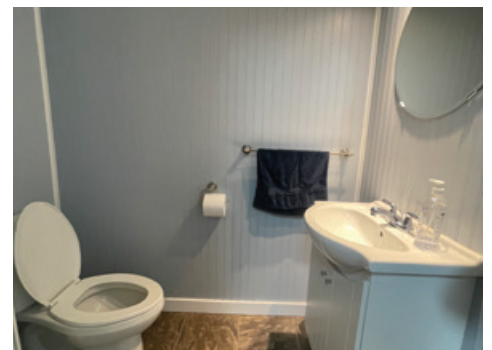
\$220.21 per month (2024)

## Asking Price

\$1,295,000.00

## Availability

Contact Brokers



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