FOR SALE | INDUSTRIAL UNIT 221 - 12448 82 AVENUE SURREY, BC





▶ 3,116 SF of Office/Warehouse Space

Centrally Located in 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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Sebastian Espinosa CCIM, SIOR Personal Real Estate Corporation Senior Vice President | Industrial D 604.630.3396 C 604.783.8139 sebastian.espinosa@lee-associates.com

Highlights

- ▶ 3 phase power
- ► Grade loading
- ► 20' ceilings (warehouse)
- Great transportation connections

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LEE & ASSOCIATES

Legal Description

STRATA LOT 36, PLAN NWS2882 PID: 014-195-933

Zoning

IL (Light Impact Industrial)

Features

EW /INSTER

- 20' ceilings (warehouse)
- ► Grade loading (12' X 14')
- ▶ 3-phase power
- ► Three (3) piece washroom
- Forced air heating
- Recessed acoustic lighting

Mhaller

SUBJECT

Panoran Ridge Guildford

Newton

Available Areas

Ground Floor Office	1,141 SF
Warehouse	697 SF
Second Floor Office	1,278 SF
Total	3,116 SF

Haney

Fort Langley

Murravville

Property Taxes

\$12,065.96 (2024)

Strata Fees

\$351.00 per month

Asking Price \$1,588,000.00

Availability

Contact Brokers

PITT

MEADOWS

Port Kells

17

COQUITLAM

Mary Hill

Fraser leights

SURREY

Centre 10

Sullivan

7B

7









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Sebastian Espinosa CCIM, SIOR Personal Real Estate Corporation Senior Vice President | Industrial

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LANGLEY

CITY

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