



- ▶ **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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Highlights

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

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

Legal Description

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

Zoning

IL (Light Impact Industrial)

Features

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

Available Areas

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

Property Taxes

\$11,345.40 (2023)

Strata Fees

\$351.00 per month

Asking Price

\$1,629,000.00

Availability

Contact Brokers



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