

Active

C8073632

List Date: 11/5/2025

Seller Accept Date:

Subj Removal Date:

Completion Date:

Exp Date: 1/30/2026

DOM: 0

Org:

119 12827 76 AVENUE

West Newton

Surrey

V3W 2V3

For Sale

Industrial

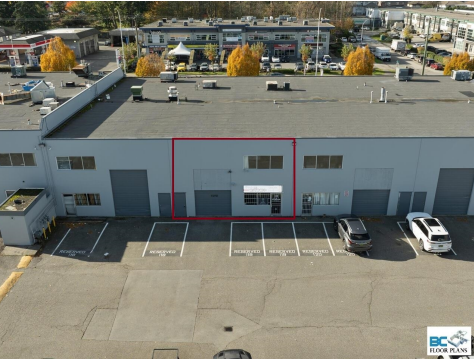
Industrial, Office

For Sale Price: \$999,000

Orig Price: \$999,000

Leased/Sold Price: /

Prev Price: \$0



Zoning: CD

Gross Prop \$13,202.55

Tax Yr: 2025

Sale Asset

P.I.D.#: 016-035-968

Building/Complex Name: Sandell Industrial Park

A/O, Court Date Nov 24th – 2800 sqft strata office/warehouse in high-demand Sandell Industrial Park, a multi-user complex located in the heart of West Newton, within an established light industrial area of Surrey. This unit is in average overall condition with a functional open plan layout, can be split into 2 rentals with separate entry, featuring spacious spaces for reception area, board rooms, private offices, storage, (approx. 1400 sqft of office, 1400 sqft of warehouse) 2 washrooms and 2 side-by-side parking. Front grade loading provides enhanced accessibility. The location offers easy access to all Fraser Valley and Greater Vancouver municipalities, via King George Blvd, Fraser Hwy and Hwy 10 along major transportation routes. Its one of the fastest-growing industrial business areas to invest in. COURT-ORDER-SALE, property sold as-is.

MEASUREMENTS:

Subj. Space Sq.Ft: 2,800

Subj. Space Width

Subj. Space Depth:

Land Size Sq. Ft. 0.00

Land Size Acres: 0.00

Acres Freehold:

Acres Leasehold:

Subj Prop Width ft.:

Subj Prop Depth ft.:

Space Avail for Lse:

Whse/Indust.Sq.Ft: 1,400

Office Area Sq Ft: 1,400

Retail Area Sq Ft:

Mezzanine Sq Ft:

Other Area Sq Ft:

Main Resid. Sq.Ft:

Min. Divisible

Max. Contig. Space:

LEASE DETAILS:

Lease Type:

Lease Expiry Date:

Lse Term/Months:

Is a Sub-lease?:

Strata Fees/Month: \$356.09

Seller's Int.: Court Ordered Sale

Int. In Land: Strata

First Nat.Res:

Occupancy: Vacant

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:

Est. Additional Rent / SF:

Basic Rent per Month:

Est. Add. Rent per

Basic Rent per Annum:

Gross Rent per Annum/SF:

Gross Rent per Month:

Gross Rent per Annum:

GENERAL BUILDING AND PROPERTY DETAILS:

of Buildings:

of Storeys: 2

of Elevators:

Parking Spaces: 2

of Docks

of Grade Doors:

of Loading Doors:

Clear Ceiling Ht (ft):

Year Built: 1990

Environmental Assess: Not Applicable

Potential to Redevelop?

Construction: Concrete, Mixed

Roof: Tar & Gravel

HVAC: Baseboard, Electric, Separate Water Heaters

Building Type: Mixed Use, Commercial Mix, Warehouse

Amenities: Boardroom, Washrooms Female/Male

Site Services:

Restrictions:

Comments:

Comments:

Power Type:

LEGAL: PLAN NWS3244, STRATA LOT 12, SEC 20, TOWNSHIP 2

REALTOR COURT-ORDER-SALE, property sold as-is. Measurements by BC Floor Plans & should be verified by buyer or buyer's agnet.
REMARKS: Schedule "A" forms part of purchase and sale agreement. All offers subject to Court Approval. A/O \$850,000, Court Date Nov 24th. Instructions attached in doc.

DESIGNATED AGENT(S):

1 Rory Clipsham - CONTC: 604-710-8430

Oakwyn Realty Northwest - OFC: 778-783-2683

rory.c@shaw.ca

2

3

Commission: 3.22% - ON 1ST \$100,000 | 1.15% ON BALANCE

Seller/Landlord: Beem Credit Union Under A Conduct of Sale # H-240148

Sell Firms: 1.

Buyer Agents: 1.

2.

3.

APPOINTMENT INFORMATION:

Touchbase

TB | Rory Clipsham
604-710-8430

Virtual Tour: VirtualTourLink

Brochure: