



## FOR SALE

Unit 204 - 17957 55 Avenue  
Surrey, BC

## Industrial Investment Opportunity

- » Central location to Hwy 10 and Hwy 15
- » Office and showroom built out
- » Stable, long-term tenant in place
- » Fully net lease at market rates and escalations

**JAMIE SCHREDER**

Personal Real Estate Corporation



**UPDESH GREWAL**

Personal Real Estate Corporation





## PROPERTY INFO

### SIZE

Warehouse:	796 ft <sup>2</sup>
Office:	1,712 ft <sup>2</sup>
Total:	2,508ft <sup>2</sup>

### STRATA FEE

\$111.00 per month

### PROPERTY TAX

\$7,875.64 (2022)

### ASKING PRICE

\$1,150,000

## ZONING

### IL (LIGHT IMPACT INDUSTRIAL)

Intended to accommodate light impact industry, transportation industry, warehouses, and limited office and service uses.

## TRAFFIC COUNT

33,000 vehicles per day (2016) on Highway 10



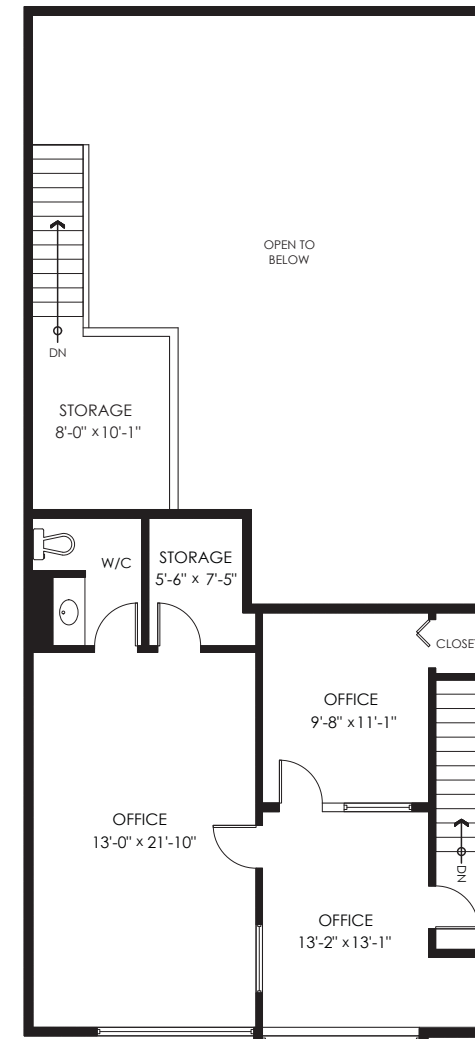
## Unit 204 - 17957 55 Avenue, Surrey

This is an opportunity to invest in a leased industrial strata unit at a well maintained complex in the heart of the Cloverdale industrial area. The unit features 796 square feet of ground floor warehouse with a grade level loading door, and 1,712 square feet of office space spread over two floors. The current tenant holds a five year lease with two - five year renewal options. The average annual net income over the course of the current five year term is \$47,400. Please note this is strictly an investment sale with no opportunity to vacate the current tenant.

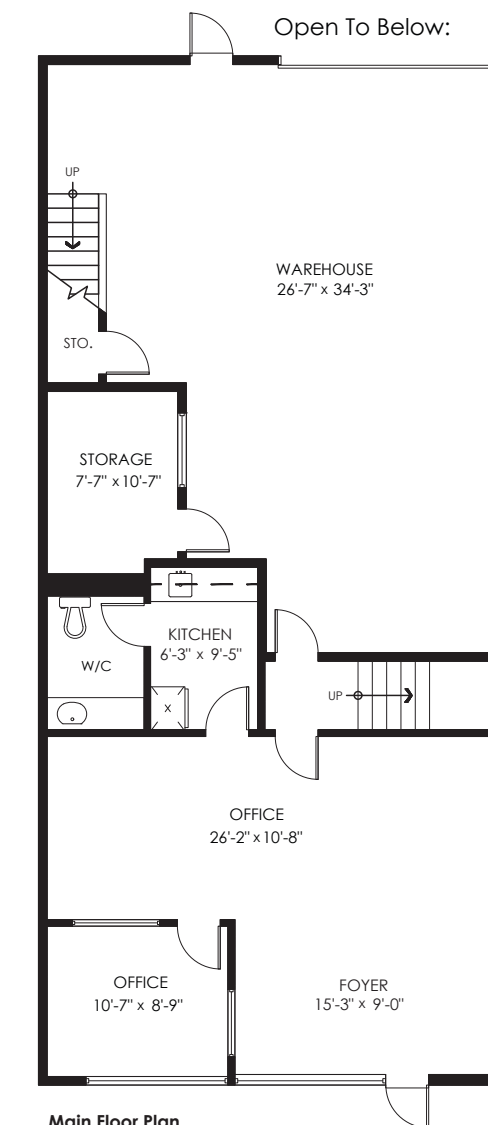
- » Stable, long-term tenant
- » Leased at market rates
- » 5% annual escalations on net rent

## 204-17957 55 Ave, Surrey

Main Floor:	854 sq.ft.
Upper Floor:	858 sq.ft.
<b>Total Office:</b>	<b>1,712 sq.ft.</b>
Warehouse:	796 sq.ft.
<b>Grand Total:</b>	<b>2,508 sq.ft.</b>
Open To Below:	788 sq.ft.



**Upper Floor Plan**  
Floor Area: 858 sq.ft.  
Ceiling Height: 8'-4"



**Main Floor Plan**  
Floor Area: 854 sq.ft.  
Ceiling Height: 8'-5"



## Floorplan & Measurements

Please note that all measurements are approximate and should be verified by the buyer if deemed important to them.





## DRIVE TIMES

Langley	10 mins
White Rock	20 mins
Surrey	25 mins
Coquitlam	28 mins
New Westminster	30 mins
Maple Ridge	32 mins
Abbotsford	37 mins

**JAMIE SCHREDER**  
Personal Real Estate Corporation

**UPDESH GREWAL**  
Personal Real Estate Corporation

**FRANCESCA SAWANT**  
Unlicensed Assistant



**P** 604-530-0231

**E** COMMERCIAL@SCHREDERS.CA

**W** WWW.SCHREDERS.CA