

FOR LEASE

16055 Fraser Highway
Surrey, BC

Office & Retail Units

- » Outstanding Central Location
- » Recently Renovated Units
- » Ample Parking
- » Quick Possession Available

JAMIE SCHREDER

Personal Real Estate Corporation



Wolstencroft Realty
INDEPENDENTLY OWNED AND OPERATED, BROKER

UPDESH GREWAL

Personal Real Estate Corporation

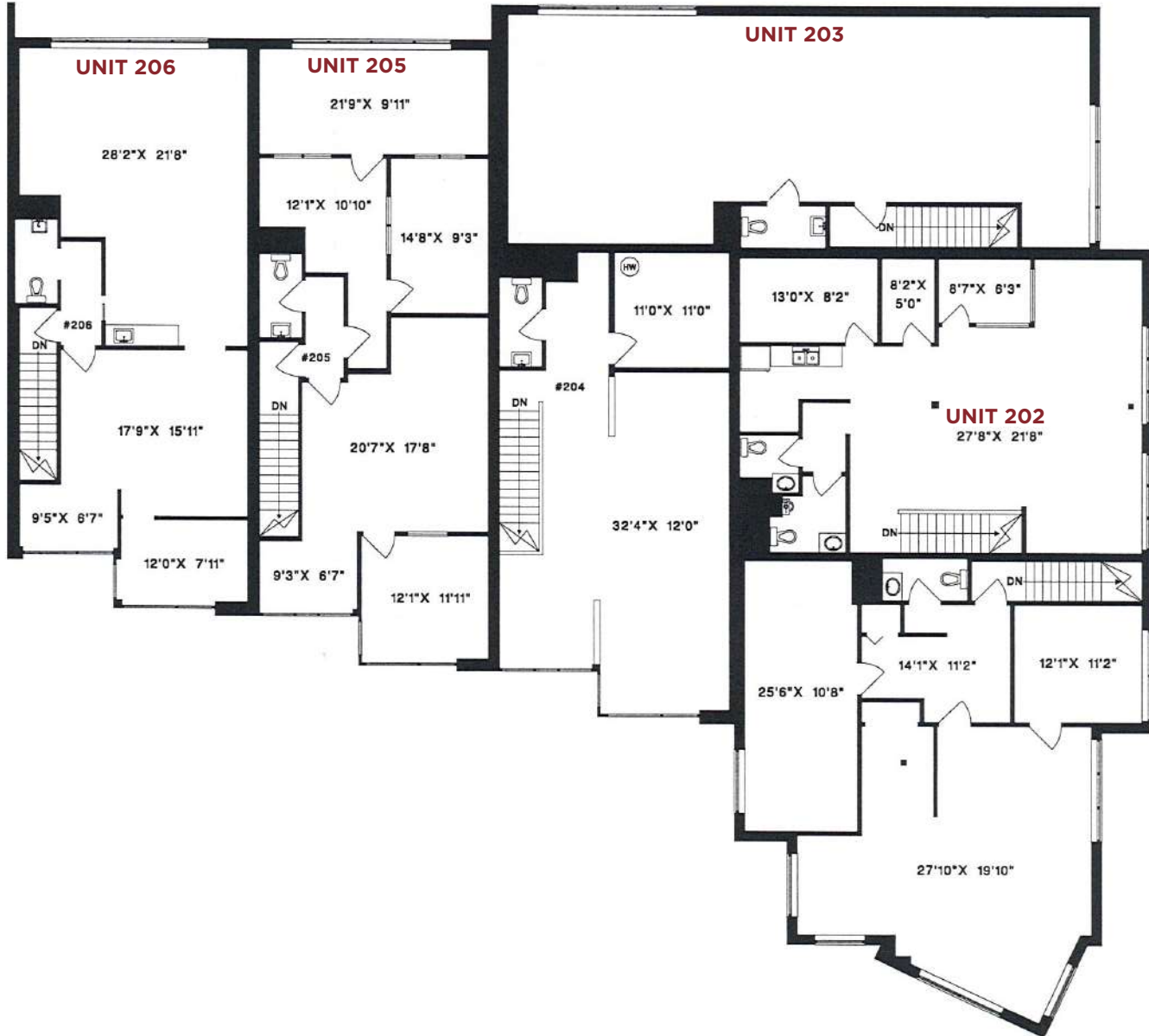


16055 Fraser Highway (Surrey)

This listing presents the opportunity to lease retail and/or office units ranging from 1,155 to 1,341 square feet at this centrally located building in Fleetwood. Multiple units have new flooring and paint, and some can be combined for additional square footage if desired. CD zoning (Bylaw 13065) allows for a wide range of potential uses, however; please note that this opportunity is not suitable for daycare use.

All units are available for immediate occupancy.

- » Outstanding central location
- » Recently renovated units available
- » Plenty of parking and easy access



Floorplan & Measurements

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

PROPERTY INFO

RENTABLE AREA	
Unit 101	1,314 ft ²
Unit 202	1,155 ft ²
Unit 203	1,341 ft ²
Unit 205	1,322 ft ²
Unit 206	1,213 ft ²

MONTHLY RENT

GROUND FLOOR

BASIC RENT
\$40.00 / ft² / annum

SECOND FLOOR

BASIC RENT
\$27.00 / ft² / annum

ADDITIONAL RENT (2023)

\$10.00 / ft² / annum

ZONING

CD (COMPREHENSIVE DEVELOPMENT)

Intended to accommodate a wide variety of office and retail uses.



DRIVE TIMES

Surrey	15 mins
Langley	19 mins
Burnaby	21 mins
Coquitlam	22 mins
Maple Ridge	25 mins
White Rock	28 mins
Delta	34 mins

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UPDESH GREWAL
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FRANCESCA SAWANT
Unlicensed Assistant



P 604-530-0231

E COMMERCIAL@SCHREDERS.CA

W WWW.SCHREDERS.CA