



## FOR LEASE

Unit 105 - 14727 108 Avenue  
Surrey, BC

## Corner Retail Unit

- » High Traffic Exposure
- » Next to Public Transit
- » Plenty of Parking
- » Quick Possession Available

**JAMIE SCHREDER**

Personal Real Estate Corporation

**ROYAL LEPAGE**  
Wolstencroft Realty  
INDEPENDENTLY OWNED AND OPERATED, BROKER

**UPDESH GREWAL**

Personal Real Estate Corporation



## PROPERTY INFO

### RENTABLE AREA

Total: 1,373 ft<sup>2</sup>

### BASIC RENT

\$18.00 / ft<sup>2</sup> / annum

### ADDITIONAL RENT

\$6.00 / ft<sup>2</sup> / annum

### EST. GROSS RENT

\$2,746.00 / month + GST

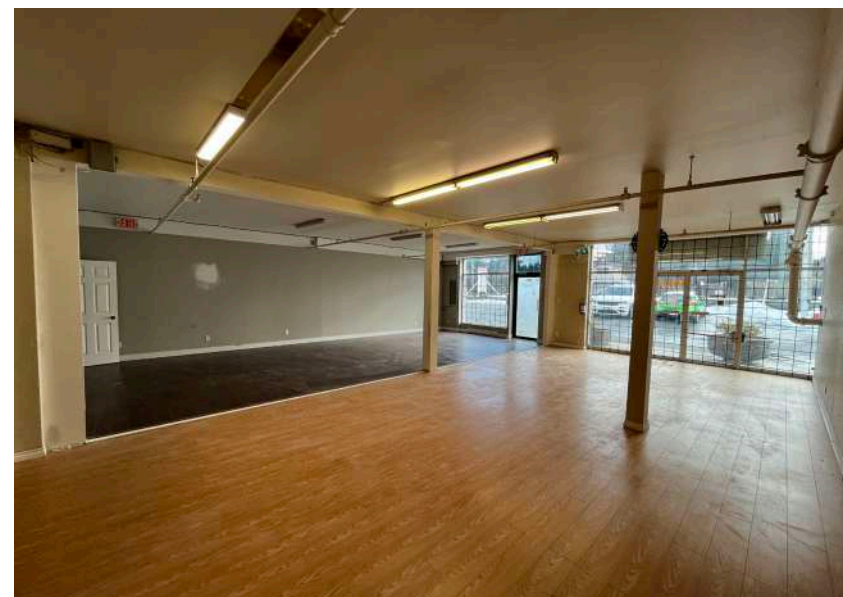
## ZONING

### CD (Bylaw 8532)

Intended to permit a limited number of Highway Commercial uses in addition to all the uses permitted in Retail Commercial Zone One.

## TRAFFIC COUNT

28,900 vehicles per day on 108th Avenue (according to 2021 City of Surrey Traffic Studies)



## Unit 105 - 14727 108 Avenue (Surrey)

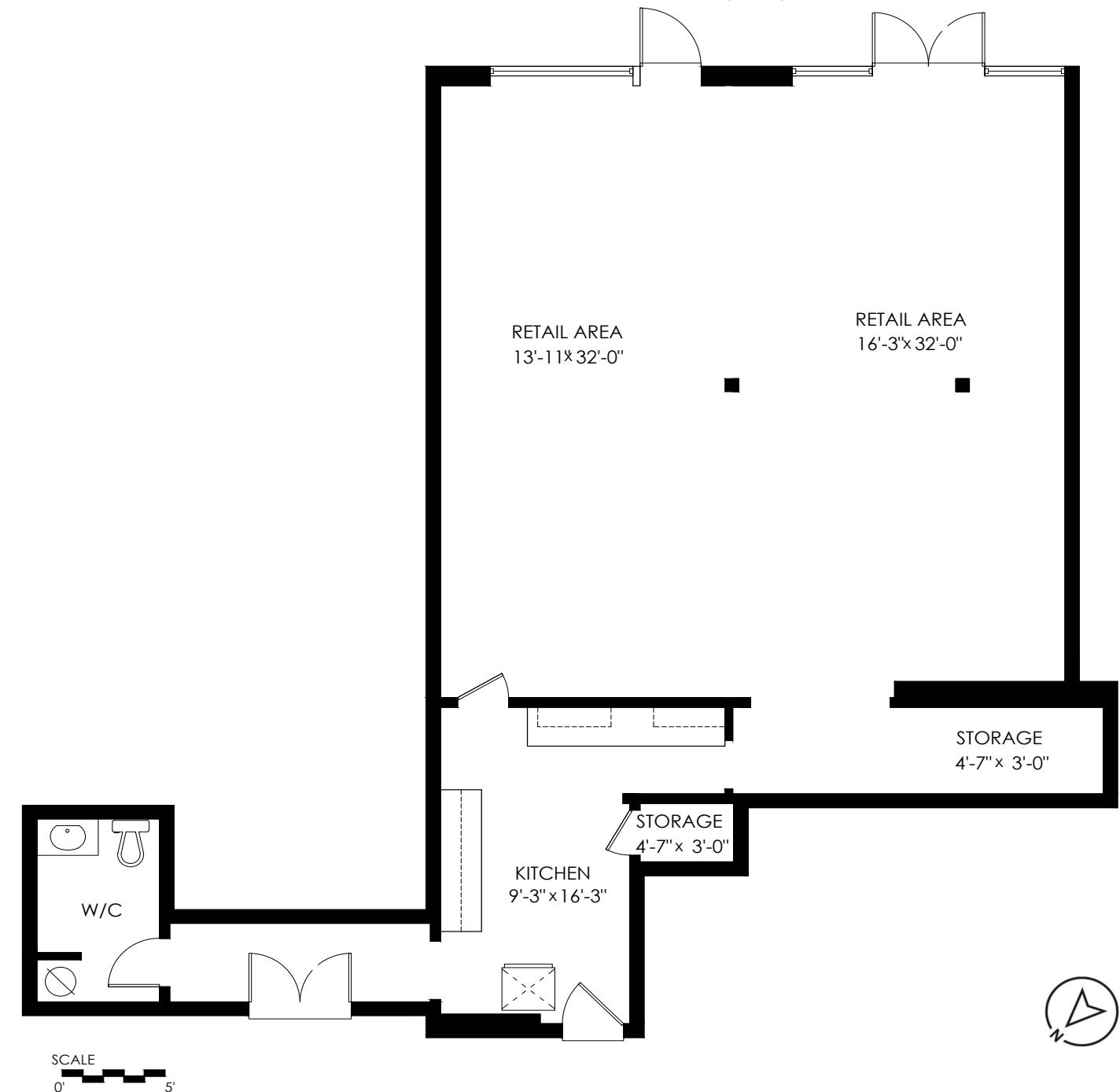
Close to public transit and the Highway 1 & 152 Interchange, this 1,373 square foot corner retail unit features direct exposure to 108 Avenue which sees an average of 28,900 vehicles drive by per day (according to 2021 City of Surrey traffic studies). There are plenty of onsite parking stalls available in front of the unit and in a large parking lot to the west of the building. Please note this property is not suitable for childcare uses.

- » High Traffic Exposure
- » 200 AMP Power Supply
- » Plenty of Parking

### Main Floor Plan

Floor Area: 1373 sq.ft.

Ceiling Height: 9'-9"



## Floorplan & Measurements

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





## DRIVE TIMES

Surrey	7 mins
Burnaby	16 mins
Coquitlam	19 mins
Langley	28 mins
Delta	29 mins
Maple Ridge	30 mins
Abbotsford	37 mins

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