



# **FOR SALE**

Unit 303 - 17750 65A Ave Surrey, BC

#### **Office & Warehouse Strata Unit**

- Centrally Located
- >> 8 Private Offices
- >> 9'11" Warehouse Ceiling Height
- >> 10' X 12' Grade Level Roll-Up Door

# **UPDESH GREWAL**

Personal Real Estate Corporation

### **JAMIE SCHREDER**

Personal Real Estate Corporation

#### **MAGNUS HEANEY**

Commercial REALTOR®



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# **PROPERTY INFO**

**AREA** 

Office: 2,192 ft<sup>2</sup> Warehouse: 2,480 ft<sup>2</sup> Total: 4,672 ft<sup>2</sup>

**STRATA FEE** 

\$301.83 (per month)

**PROPERTY TAX** 

\$18,180.50 (2025)

**ASKING PRICE** 

\$2,399,000

# **ZONING**

**IB (Business Park Zone)** 

Intended to accommodate and regulate the comprehenzive design of industrial business parks.

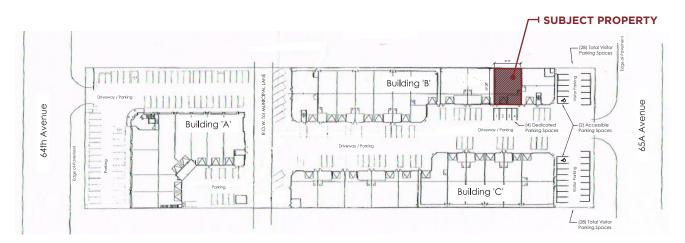


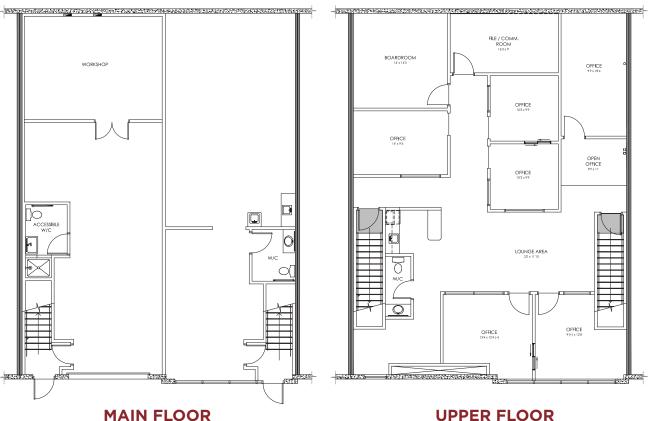
# **Unit 303 - 17750 65A Ave (Surrey, BC)**

This 4,672 square foot industrial strata unit is centrally located in Cloverdale with 2,480 square feet of 9'11" ceiling height warehouse space and 2,192 square feet of well-appointed second floor office space with soaring 14'7" clear ceiling height. The office area features 8 private offices (two with extra sound insulation), a large open work area, and a modern kitchenette. The warehouse offers 3-Phase / 240-Volt / 200-AMP power supply and is accessible via one 10' x 12' grade level roll-up door. There is also one 220-Volt outlet for EV charging already installed at the front of the unit.

IB (Business Park) zoning allows for a wide range of potential uses. The space is owner occupied and is available with one month's notice to vacate.

- >> 3-Phase / 240-Volt / 200-AMP power supply
- >> 8 Private Offices
- >> 4 Reserved Parking Stalls





#### **FLOORPLAN & MEASUREMENTS**

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



CLOVERDALE 7 MINS
WHITE ROCK 26 MINS
SURREY 31 MINS
BURNABY 35 MINS
MAPLE RIDGE 36 MINS
DELTA 40 MINS
ABBOTSFORD 60 MINS

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