

SCHREDER
BROTHERS
REAL ESTATE GROUP

FOR SALE

Unit 110 & 111 - 6039 196 Street
Surrey, BC

High-Quality Office & Warehouse Space

- » Steps from Future SkyTrain Station
- » Central Location
- » High Traffic Exposure
- » 12 Parking Stalls

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

AREA
Office: 4,932 ft²
Warehouse: 1.186 ft²
Total: 6,118 ft²

STRATA FEE
\$846.63 (per month)

PROPERTY TAX
\$20,981.76 (2025)

ASKING PRICE
\$3,175,000
(\$518.96 per ft²)

ZONING

CHI (Highway Commercial Industrial)
Office uses are limited to "engineering and surveying offices, general contractor offices, government offices, and utility company offices."

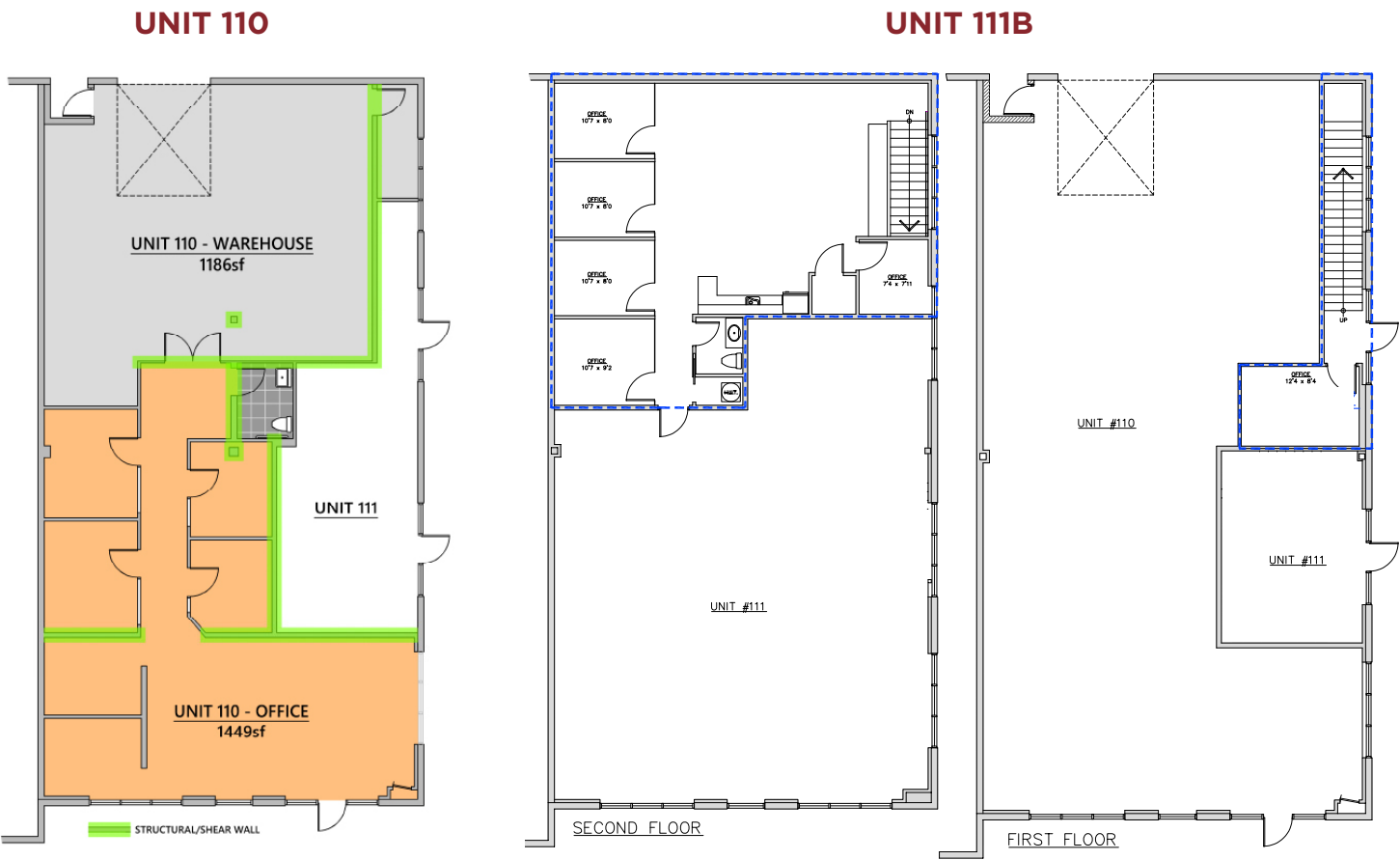


Unit 110 & 111 - 6039 196 Street
(Surrey, BC)

This exceptional property offers high-quality commercial space in a high-traffic area which is poised for future growth. Located just steps away from the future Willowbrook SkyTrain station, this sale includes two strata units with flexible occupancy options. A portion of the second floor offices (1,408 square feet) has secure lease income in place; and the remaining 4,710 square feet is available for owner occupancy or additional tenancies (including the potential for a leaseback from the sellers).

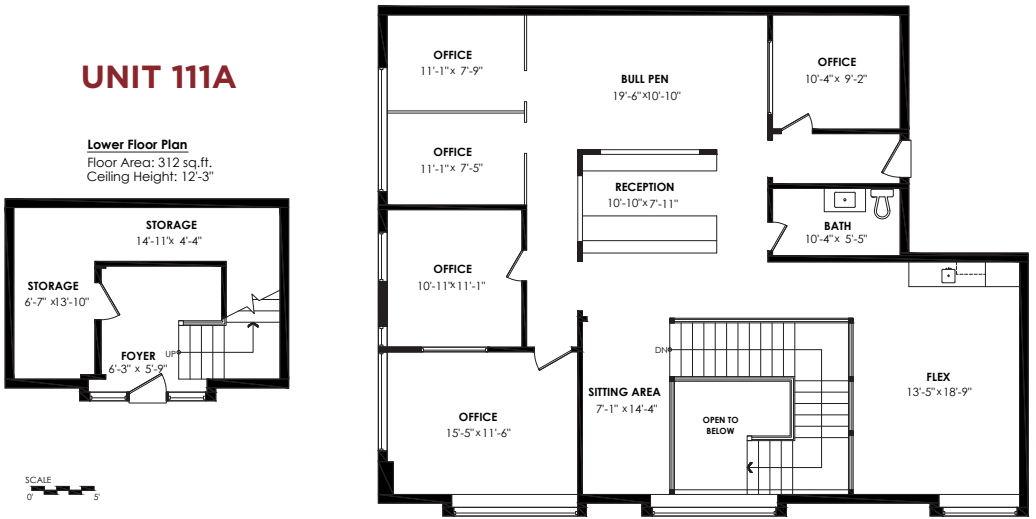
All office areas feature high-quality finishes with a functional layout, and the ground floor provides added versatility with a warehouse area accessible via a 10' wide by 10' high roll-up door. This property is suitable for a wide variety of service-oriented and professional businesses, including those which require dedicated storage access.

- » Steps from Future SkyTrain Station
- » High Quality Finishes
- » 12 Dedicated Parking Stalls



FLOORPLAN & MEASUREMENTS

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





DRIVE TIMES

CLOVERDALE	14 MINS
WHITE ROCK	32 MINS
MAPLE RIDGE	36 MINS
BURNABY	39 MINS
SURREY	40 MINS
DELTA	45 MINS
ABBOTSFORD	45 MINS

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Unlicensed Assistant



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