



FOR SALE

5510 192 Street
Surrey, BC

Stand-Alone Industrial Building with Private Yard Space

- » Rare Stand-Alone Opportunity
- » Private Yard Space
- » Immaculately Maintained
- » Outstanding Central Location

JAMIE SCHREDER
Personal Real Estate Corporation



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PROPERTY INFO

SIZE

Land:	0.90 Acre
Warehouse:	5,008 ft ²
Office & Showroom:	3,584 ft ²
Total:	8,592 ft ²

PROPERTY TAX

\$39,553.78 (2022)

ASKING PRICE

\$8,995,000

ZONING

IL (Light Impact Industrial)

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

TRAFFIC COUNT

Up to 33,000 vehicles per day (2014) on Highway 10



5510 192 Street, Surrey

This listing presents a rare opportunity to purchase a stand-alone industrial building with a private yard space. The location near the border of Surrey and Langley sees a significant amount of drive-by traffic and is conveniently located close to all major routes. Immaculately maintained, the property features a torch-on roof installed in 2017 and a brand-new HVAC unit and EV charger installed in 2022. The existing building measures approximately 8,592 square feet; with 5,008 square feet of shop space and 3,584 square feet of showroom and office space split over two stories. Detailed plans are available for a previously proposed addition of approximately 5,882 square feet of new building area with underground parking*. Please inquire with the listing agent for detailed property information or to book a showing.

* Buyer to verify validity and feasibility of the proposed addition with current municipal bylaws and building codes.

- » **Four overhead roll-up doors (three 20' x14', one 10' x14')**
- » **208/230V / 3-Phase / 400 AMP power supply**
- » **6-year-old roof, brand-new HVAC unit and EV charger**





DRIVE TIMES

Langley	5 mins
White Rock	20 mins
Surrey	24 mins
Delta	25 mins
Burnaby	30 mins
Maple Ridge	35 mins
Abbotsford	35 mins

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