

FOR SALE

8,245 SF INDUSTRIAL STRATA UNIT

101 - 18635 52 Avenue
Surrey, BC



LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 8,245 sf industrial strata unit in Rymar Business Park
- Grade loading
- Two floors of professionally finished office space
- Asking Price: \$1,953,000

For more information
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OPPORTUNITY

Frontline Real Estate Services is pleased to present the opportunity to acquire a newly constructed 8,245 sf industrial strata unit in Rymar Business Centre in Cloverdale. The unit has 1 oversized grade loading door and a 1,575 sf warehouse. The first floor office is professionally finished and the vendor will work with the buyer to pick out finishings for the second floor office space at no additional charge (based on current floorplans and plumbing).

PROPERTY FEATURES

- Unit is located at the front of complex
- 52 Avenue exposure
- Ample parking
- 2 floors of finished office space includes:
 - 14 enclosed offices, 3 open work spaces
 - 2 boardrooms
 - Oversized reception/showroom area
 - Flexible finishes for second floor office
 - Roughed in plumbing for kitchen
 - Roughed in elevator shaft (estimated installation cost: \$50,000)
- 2 ground level & 2 upper level washrooms
- Tile flooring with carpets in executive offices
- 1 oversized grade loading door
- 23' clear ceiling height in majority of warehouse
- Motion censored alarm and lighting
- Maintenance manager onsite daily.

ZONING

The property is zoned IL (Light Impact Industrial) which accommodates a mix of industrial, office, and recreational uses. For further information regarding permitted uses please contact the listing agents.

LOCATION

Located in the Rymar Business Centre in the Cloverdale Industrial area of Surrey, this unit provides convenient access to Highway 10 (56 Avenue) and Highway 15 (176th Street). These highways provide easy access to additional major thru-fares including Highway 17 (South Fraser Perimeter Road), Highway 1, Highway 99, Highway 91 and the US border crossing.

ASKING PRICE

\$1,953,000

FIRST FLOOR OFFICE & WAREHOUSE



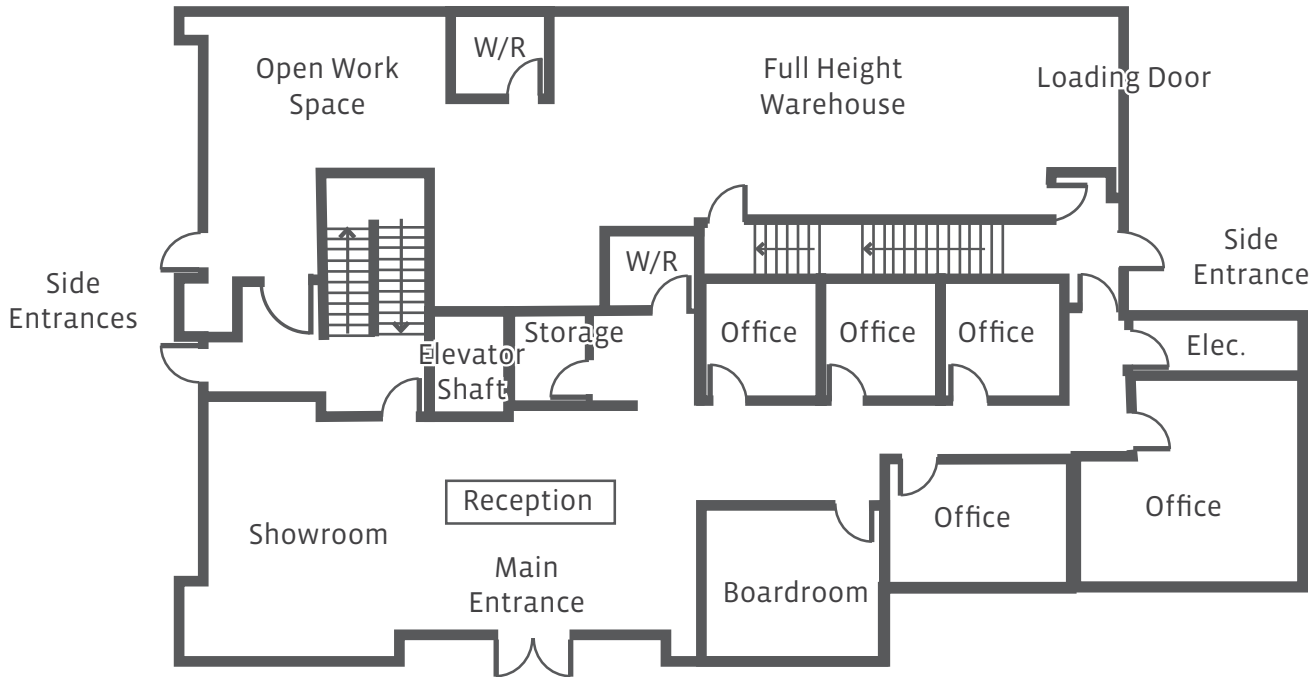
FOR MORE INFORMATION CALL 604.583.2500

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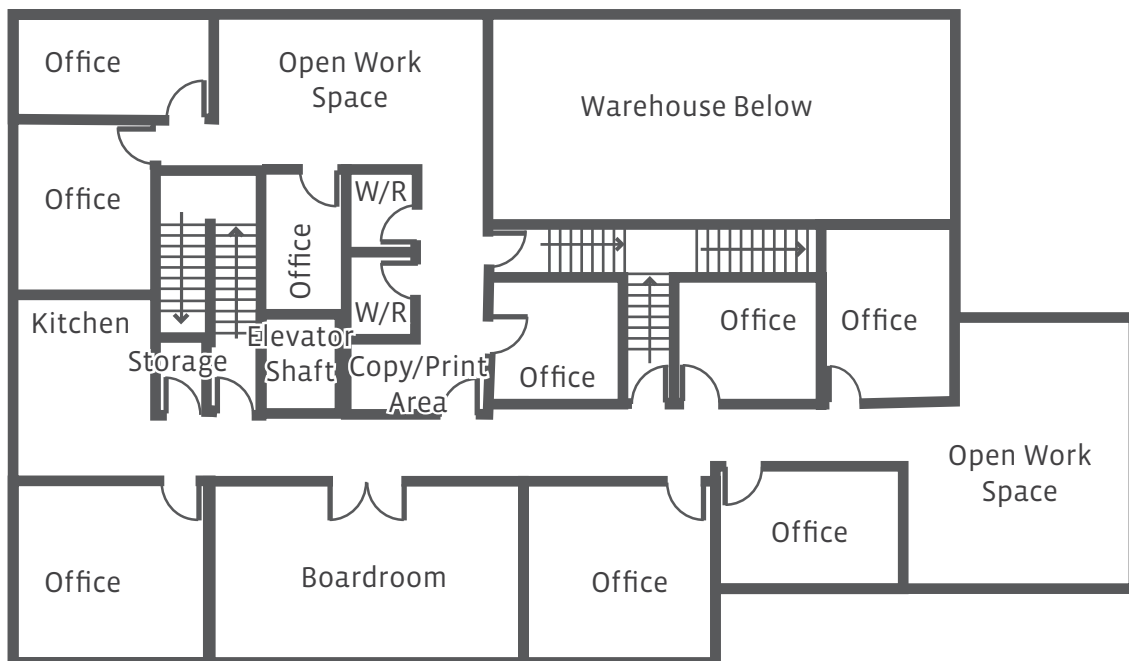
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FIRST FLOOR PLANS: 1,575 SF WAREHOUSE, 2,960 SF OFFICE



SECOND FLOOR PLANS: 3,710 SF OFFICE



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