

FOR SALE/LEASE

1,963 SF RETAIL/OFFICE UNIT IN SOUTH SURREY

Unit 1
2970 King George Blvd.
Surrey, BC



 **FRONTLINE**
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 1,963 sf corner unit with exposure on King George Boulevard
- Retail unit with office build-out
- Asking rate: \$28.00 psf net
- Asking price: \$1,120,000

For more information
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2970 King George Blvd.
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OPPORTUNITY

An opportunity to lease or purchase a 1,963 sf ground level, corner unit with exposure on King George Boulevard. Zoning allows for a variety of uses, the unit currently has an office build-out. The unit would be ideal for a professional/service business.

LOCATION

This unit is located in the busy shopping area of South Point. Located in a multi-tenant retail complex with easy access to Highway 99 and the US Border.

PROPERTY FEATURES

- Corner unit
- 9 offices, 1 boardroom & reception area
- Exposure on King George Boulevard
- Signage opportunity
- Along transit route with stop nearby
- Access/egress via King George Boulevard and 152 Street (thru Southpoint Exchange Mall)
- 2 underground parking stalls & surface visitor parking

ZONING

Zoned CD (comprehensive development)

LEASE RATE

\$28.00 psf net

ADDITIONAL RENT

\$11.00 psf

PROPERTY TAXES

\$10,909.49 (2017)

ASKING PRICE

\$1,120,000



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