



Retail/Commercial Unit for Lease

The TREND

Unit 101 - 7445 Scott Road, Delta



Plans for dental office available

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Re/Max Crest Realty (Westside)
3215 MacDonald Street
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LOCATION

This complex is located on Scott Road (120 Street). Scott Road is a major 4 lane thoroughfare running north/south and forms the boundary separating Surrey from Delta. This site offers great drive-by and local pedestrian traffic.

DEVELOPMENT FEATURES

- HVAC with an average of 1 ton of HVAC for every 371 sq. ft.
- 14' ceiling height to underside of concrete suspended slab
- 120/208 volt, 200 amps, 3 - phase power
- 44 common on-site car parking stalls (including handi-capped)
- 3 reserved parking stalls in underground parking area
- Storefront signage
- Central location

ZONING

CD Zoning (Bylaw 6414). This zoning allows for a wide variety of uses including but not limited to retail trade, office operations, personal/recreational uses, and medical service uses. Zoning bylaw is available.

POSSESSION

Immediate

AREA

2,131 sq. ft. (approx.)

LEASE RATE

\$24.00 per sq. ft.

OPERATING COSTS

\$8.00 per sq. ft.

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