



Retail/Commercial Unit for Sale

#108 - 6039 196 Street, Surrey



J.T. Lee
604 628 0099
jt@jt-lee.com
www.jt-lee.com

Re/Max Crest Realty (Westside)
3215 MacDonald Street
Vancouver BC V6L 2N2

**LOCATION**

This complex is located on 196 Street, just south of the Fraser Highway. This site is located minutes away from the Willowbrook Mall and downtown Cloverdale.

BUILDING FEATURES

- Concrete tilt up construction
- 24' clear ceiling height
- 120/208 volts, 125 amps, 3-phase power
- 1 finished washroom
- Painted demising walls
- Sealed and painted floors
- 2 ceiling fans
- Fully sprinkled
- Radiant tube heating
- Sodium Halide lighting
- One 10' wide x 12' high grade door
- 7 reserved car parking stalls

ZONING

CHI: Highway Commercial Industrial Zone. This zoning allows for a wide variety of commercial, retail and light industrial uses. Zoning bylaw is available.

POSSESSION

30 - 45 days

AREA

2,674 sq. ft.

ASKING PRICE

Further Reduced to \$427,840 or \$160 per sq. ft/

STRATA FEES

\$354.78 per month

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