

Strata Unit for Sale

#4 - 13140 88 Avenue, Surrey



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Re/Max Crest Realty (Westside)
3215 MacDonald Street
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UNIT FEATURES

- 20' clear ceiling height
- 10' wide x 12' high grade door
- 1 washroom on ground floor
- 1 washroom on second floor
- 120/208 volt 100 amp panel
- Ground floor office area
- 2 parking stalls

ZONING

IL Zone. This zoning allows for a wide variety of uses including manufacturing, processing and assembly uses. Zoning bylaw is available.

POSSESSION

Tenant in place until December 31, 2018 plus 5 year option to renew

AREA

Footprint	1,722 sq. ft. (approx.)
Mezzanine office	660 sq. ft. (approx.)
Mezzanine storage	350 sq. ft. (approx.)
TOTAL AREA	2,732 sq. ft. (approx.)

Mezzanine area was constructed without permits

TAXES (2017)

\$4,097.23

ASKING PRICE

\$390,000

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