



Strata Unit for Sale

Unit 406 - 17768 65A Avenue, Surrey



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Re/Max Crest Realty (Westside)
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LOCATION

This complex is located just east of 176 Street (Pacific Highway) in between 64 Avenue and 65A Avenue, and is beside the Clover Crossing Shopping Centre.

BUILDING FEATURES

- Concrete tilt up construction
- 20' clear ceiling height
- Fully sprinkled
- 12' wide x 12' high grade level door
- Gas fired heater in warehouse
- Small office build out
- Power distributed through-out the warehouse

ZONING

IB; Business Park Zone. This zoning allows for a wide variety of uses including light industrial, office and service uses. Zoning bylaw is available.

POSSESSION

Sellers preference is to lease back for up to 1 year

AREA

Approximately 2,361 sq. ft. (including the area above emergency corridor).

TAXES (2009)

\$5,127.56

STRATA FEES

\$180.00 per month

ASKING PRICE

~~\$399,000~~ \$389,000

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