

For Sale

Surrey Commercial Property

110-19181 34A AVE, SURREY

Asking Price:
\$1,838,000



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Property Information

Address	110-19181 34A AVE
Location	SURREY
Transac. Type	Property for sale
Zoning	CD
Year Built	2019
Ceiling Height	22'
Subject Space	2359 sqft
Property Tax	\$15,196.34
Tax Year	2025
CAP Rate	4.2%
parking Space	3

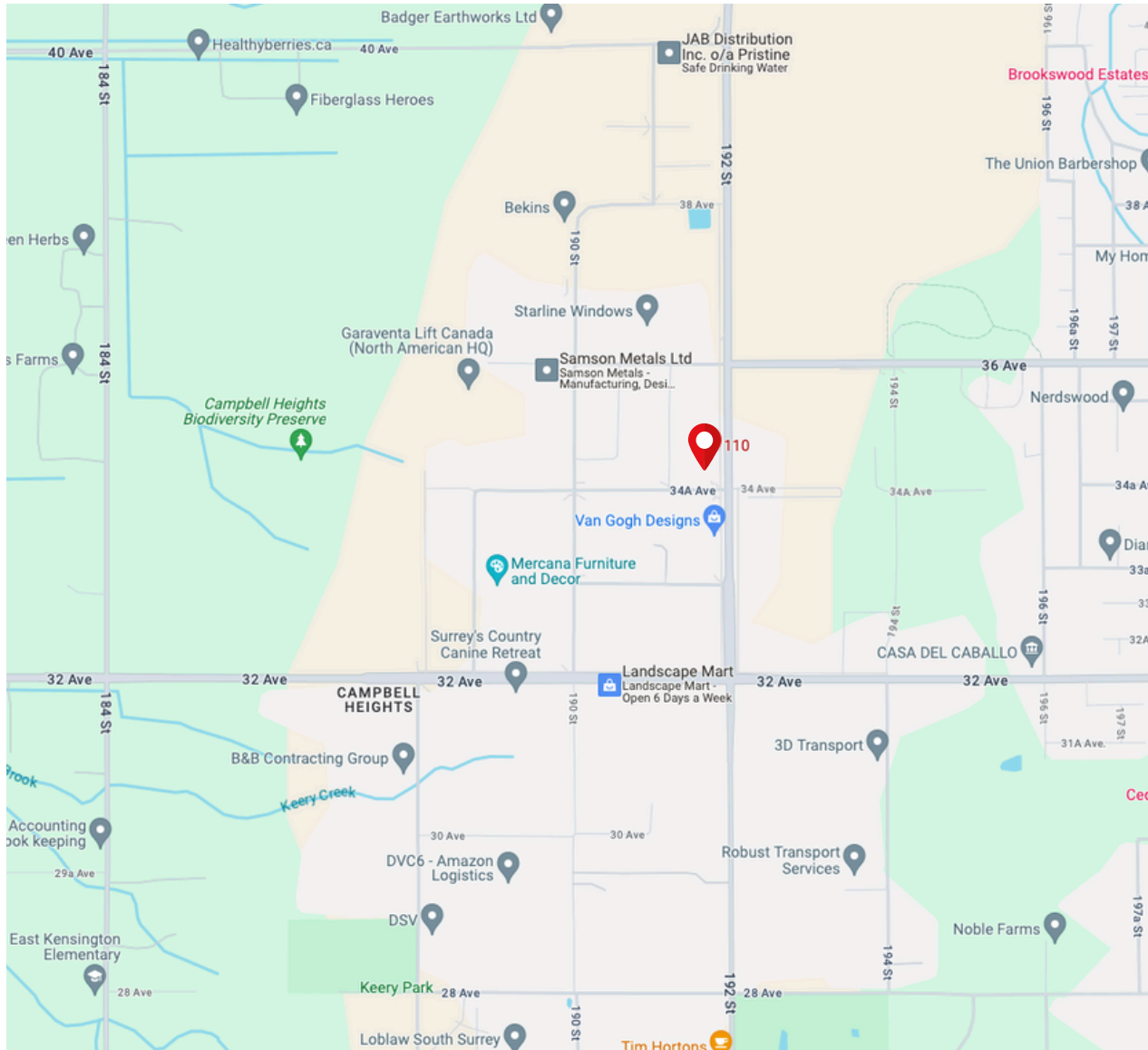
Lease Information

Basic Rent*	\$6433.33Mth+GST
Gross Rent*	\$9051.69/Mth (Include GST+ Propoty Tax+Management Fee)
Lease Term	3+3 New Lease

*All rental information is from 2024 data; it's for informational purposes only. Specific rent amounts need to refer to the lease agreement details.

110-19181 34A AVE, SURREY V3Z 0Z7

***Showing by appointment only, do not disturb staff. ***



Commercial Property for Sale! Located in Campbell Heights North Business Park, offers prime exposure to 192nd Street, easy access to Highway 99 and the bustling Canada/USA border.

2359 sqft, An additional 1,500 SF mezzanine on the 2nd floor provides extra storage space and has been professionally installed. 22' clear ceiling heights, 3 designated parking spaces and 2 unloading spots. flexible CD zoning, ideal for a wide range of business uses. Enjoys stable customer base. With a stable customer base and the potential for a long-term investment, this is a rare opportunity you don't want to miss!

Please contact listing agent for more information.

Business Photos



Business Photos



Business Photos



Business Photos



Business Photos



Business Photos



Business Photos





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