



**CUSHMAN &  
WAKEFIELD**

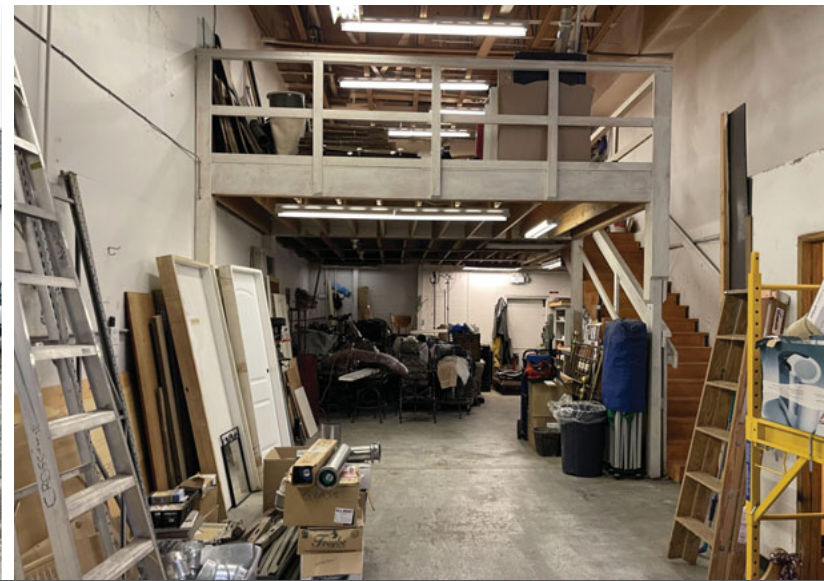
**FOR SALE**

**UNIT 3**

**9330 194<sup>TH</sup> STREET**

**SURREY, BC**

**987 SF INDUSTRIAL STRATA UNIT PLUS MEZZANINE**



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**FOR SALE**  
**UNIT 3**  
**9330 194<sup>TH</sup> STREET**  
**SURREY, BC**

**LOCATION**

The subject property is located on east side of 194th Street immediately south of 94th Avenue in the highly sought after Port Kells/Northwest Langley industrial area. The property's prime location offers excellent exposure to 192nd street and easy access to the TransCanada Highway, 200th Street, the Golden Ears Bridge, Highway 17 Highway 15, and the US border.

**ZONING**

IL (Light Impact Industrial). This general industrial zoning allows for a wide variety of uses including various wholesale, distribution and manufacturing uses.

**PROPERTY FEATURES**

- Concrete block construction
- Torch on roof replaced approximately 5 years ago
- Approximately up to 17'11" ceilings in warehouse
- One (1) 10' x 13'11" front grade loading door
- Fluorescent lighting
- 2-pc washroom

**AVAILABLE AREA**

987 SF (20' x 49') main floor warehouse plus some mezzanine storage

**SALE PRICE**

\$850,000

**PROPERTY TAXES (2023)**

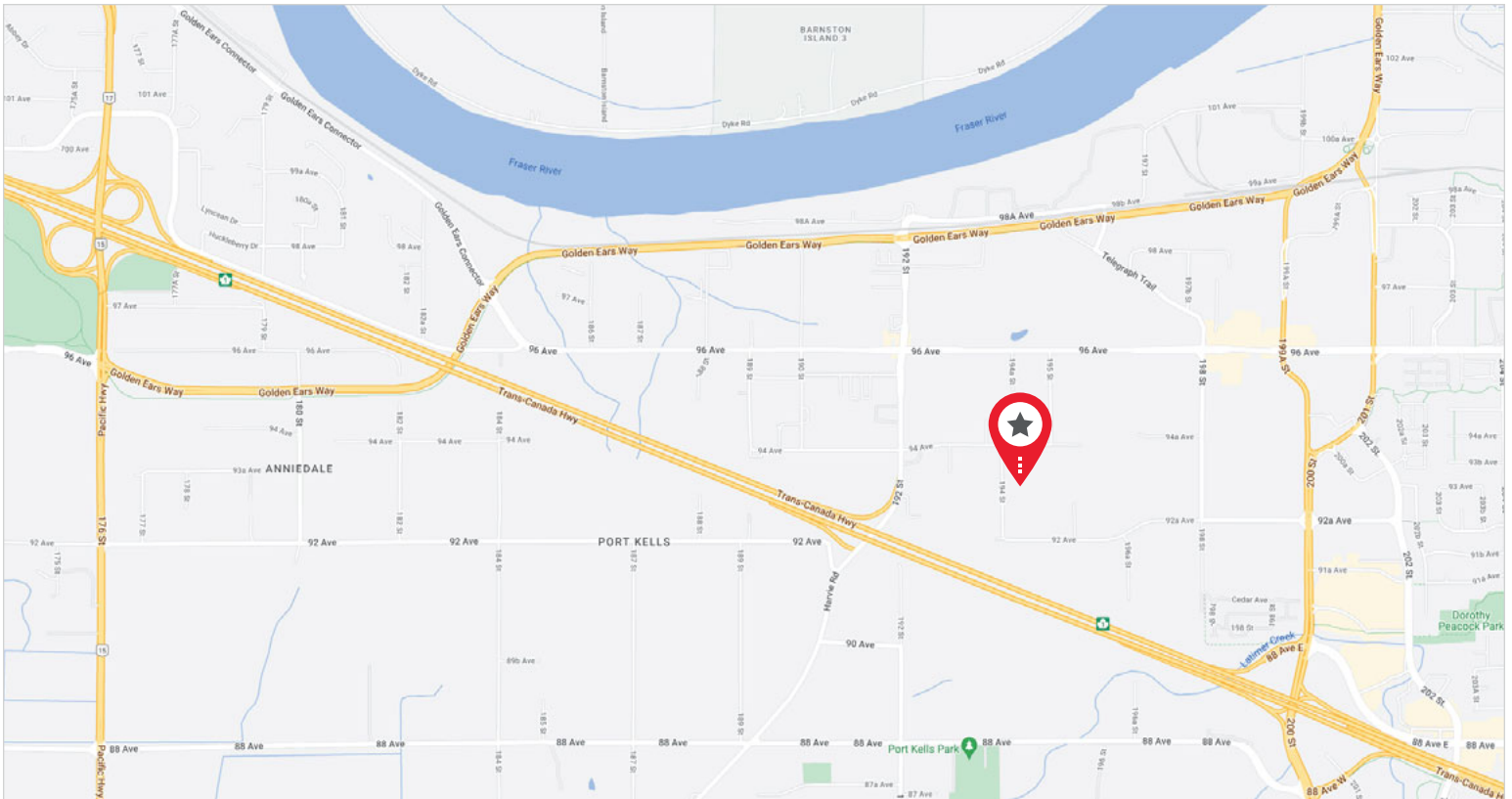
\$4,476.41

**STRATA FEES**

Approximately \$229.46 per month

**AVAILABILITY**

Immediate



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC (06/23/bg)