

**4,208 SF PRIME
FULL 2ND FLOOR OFFICE/2ND FLOOR RETAIL SPACE**



FOR SALE

**7288 137 STREET, UNIT 201
SURREY, BC**

Devin Roberts, DULE, Sales Representative
604.354.7160 |
devinroberts@royallepagecommercial.com

Royal LePage® Brent Roberts Realty
9965 152 Street, Unit #6, Surrey, BC
Independently Owned & Operated

INQUIRE FOR PRICING

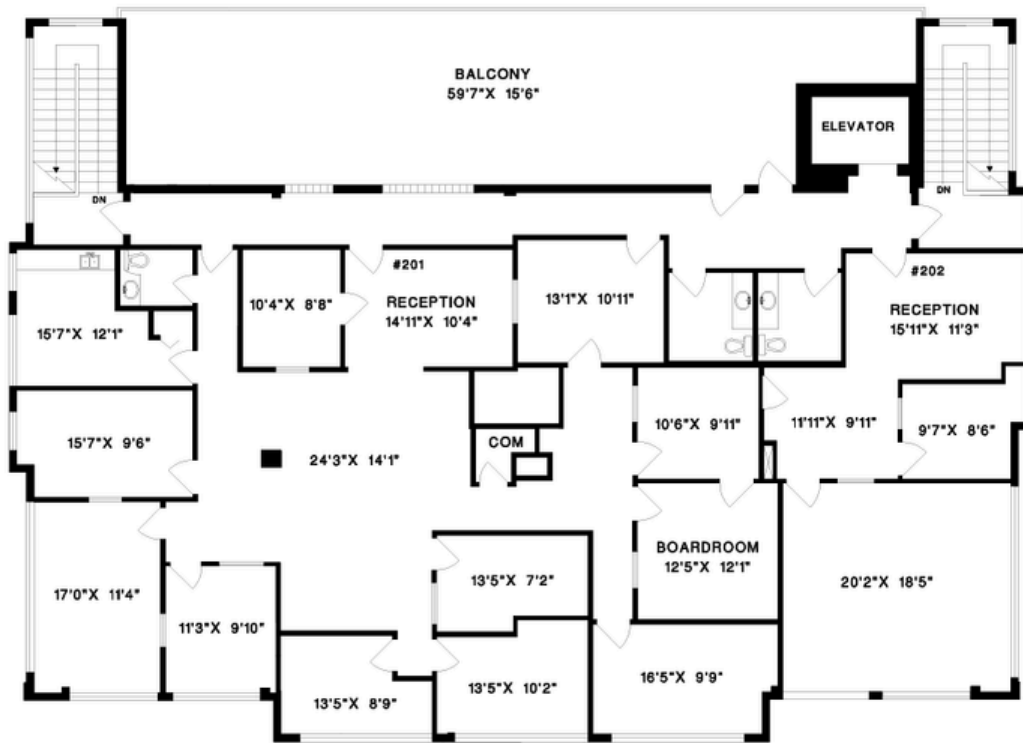
Property Features

- Prime full 2nd floor office/2nd floor retail space
- 4,208sf + dedicated ground floor and outdoor patio area
- Currently demised as 3 units + hallway
- Flexible C8 zoning
- Centrally located in the heart of Newton
- Small, 2 unit strata. Ease of future development
- Can be provided fully vacant, or potential to have fully leased
- Prominent signage opportunity along corner of 72A Avenue/137 Street
- On-site parking with active variance

FLOOR PLAN

EXISTING PROPERTY AT:
7288 137TH STREET,
SURREY, B.C.

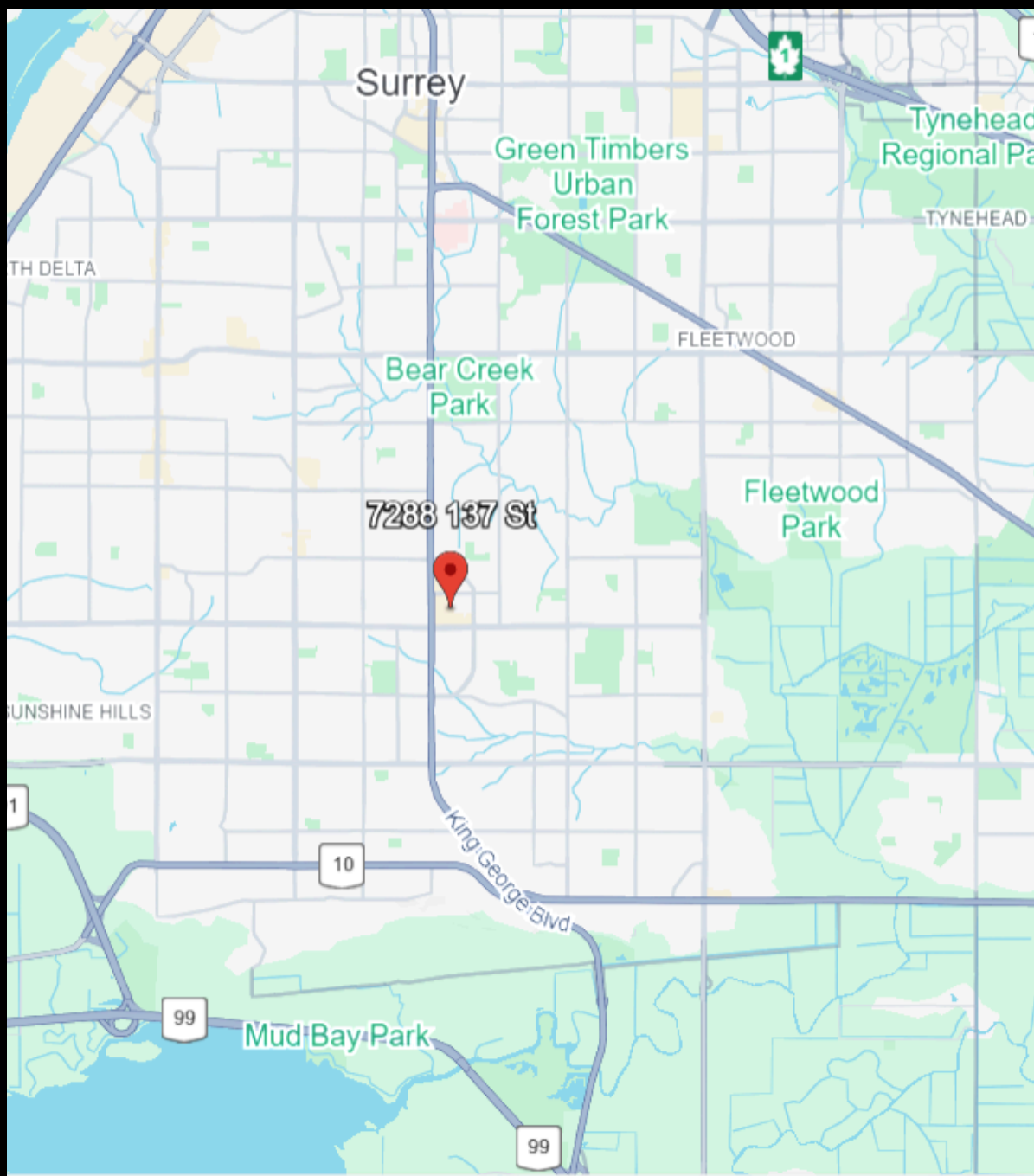
SECOND FLOOR



DRAWN BY: CN
DATE: FEBRUARY 2019
REVISED: MAY 2025



LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemark Real Estate Services Inc. and Bridgemark Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemark Real Estate Services Manager Limited. All rights reserved.