

Active
C8076202

103 9675 KING GEORGE BOULEVARD

For Sale
Retail

Whalley
North Surrey
V3T 2V3

For Sale Price: **\$1,610,000**
Leased/Sold Date:
Leased/Sold Price: /

Additional Property Types:
Retail

Listing Map: 



Zoning: **CD** Gross Prop **\$0.00** Tax Yr: **2025** Sale Type: **Asset**
P.I.D.#: **032-420-242** Building/Complex Name:

This retail unit presents a strong passive income investment opportunity in the heart of Surrey City Centre. Located just a short walk from King George SkyTrain Station, the property benefits from excellent visibility, transit accessibility, and a built-in residential customer base. The unit is secured by a long-term lease (approximately 10 years), making it well-suited for investors seeking stable, hands-off income rather than owner-occupiers. Surrounded by urban conveniences, green spaces, and a growing population of students, professionals, residents, and commuters, the area supports consistent foot traffic. A modern, community-oriented building further enhances tenant appeal. Please contact the listing agent for detailed income and lease information.

MEASUREMENTS:

Subj. Space Sq.Ft: **1,218** Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Land Size Sq. Ft. **0.00** Retail Area Sq. Ft: **1,218**
Land Size Acres: **0.00** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width ft.: Min. Divisible
Subj Prop Depth Max. Contig. Space:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Tenant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per
Basic Rent per Annum:
Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: # of Docks
of Storeys: # of Grade Doors:
of Elevators: # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: **2025** Class of Space:
Building Type: **High-Rise (5+ storeys), Commercial Mix, Residential Mix**
Construction Type: **Concrete**
Potential to Redevelop? **No** Comments:
Environ. Assess.Done? **Not Applicable** Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:
APOD Cap Rate

BUSINESS & AGRI-BUS. DETAILS:

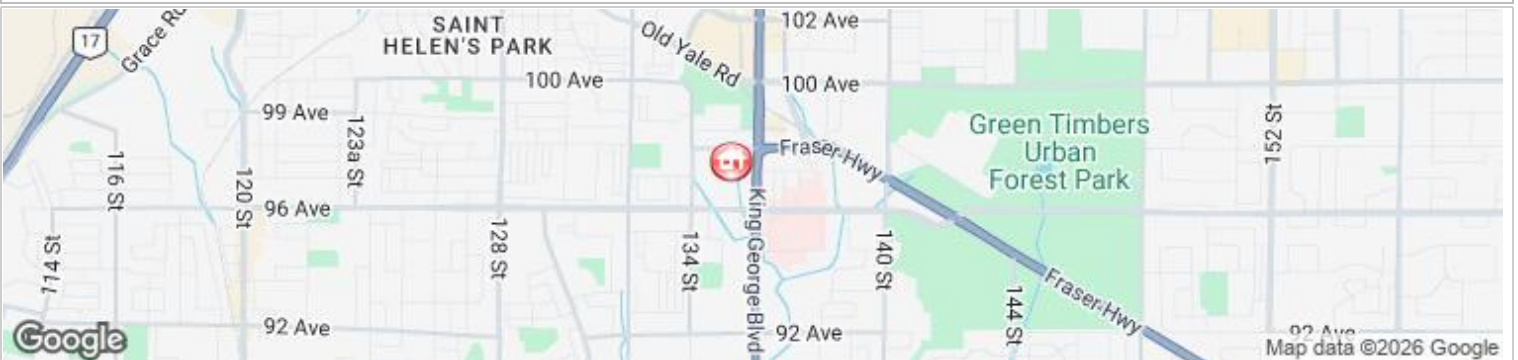
Major Business Type:
Minor Business Type:
Business Name (d.b.a.):
Bus. Oper. Since (yr):
Confidentiality Reqd:
Major Use Description:

LISTING FIRM(S):

Dracco Pacific Realty
2.

PRESENTED BY:

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Virtual Tour:



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