

# FOR SALE

## UNIT 208, 8028 128 STREET

Surrey, BC

Fully Improved Office Space  
in Little India Plaza



### Razi Mohamed\*

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**Macdonald**  
COMMERCIAL

— member of —  
**CORFAC**  
INTERNATIONAL





## PROPERTY HIGHLIGHTS

- » Strategically located unit with excellent exposure to 128 Street
- » Good signage opportunity
- » Three window Offices
- » Fully equipped with Cameras and Security alarm
- » Media room for professional pictures and Podcast studio

# UNIT 208, 8028 128 ST,

Surrey, BC

## OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to purchase an exceptionally high-quality office space at Little India Plaza, Unit 208 – 8028 128 Street, Surrey, BC. The unit is fully improved with a reception area, offices, boardroom, workstations, and a kitchenette. It is ideal for a variety of professional office uses.

## LOCATION

Little India Plaza is centrally located in the growing commercial area of Newton in Surrey. This retail business plaza is home to a variety of established retail shops, offices, and restaurants, offering a wide range of amenities, convenient access to shopping, and significant traffic flow. Little India Plaza is highly sought after by professional office users for the one-stop shopping experience it provides for its patrons. Situated along 128 Street, a main arterial route, it also benefits from nearby transit.

## PROPERTY INFORMATION

### ADDRESS

208 - 8028 128 Street,  
Surrey, BC

### LEGAL DESCRIPTION

STRATA LOT 49 SECTION 29  
TOWNSHIP 2 NEW WEST-  
MINSTER DISTRICT STRATA  
PLAN EPS3657 TOGETHER  
WITH AN INTEREST IN THE  
COMMON PROPERTY IN  
PROPORTION TO THE UNIT  
ENTITLEMENT OF THE  
STRATA LOT ASSHOWN ON  
FORM V

### PID

029-889-324

### ZONING

CD - Comprehensive  
Development Zone

### TOTAL UNIT SIZE

1,170 sq. ft

### PROPERTY TAXES

\$12,592.99 (2024)

### PRICE

**\$1,425,000**







## AMENITIES

- |                          |                                     |                                   |
|--------------------------|-------------------------------------|-----------------------------------|
| 1. Superstore            | 6. Cactus Club Cafe                 | 11. Gurdwara Sahib Dasmesh Darbar |
| 2. Walmart               | 7. Future Shop                      | 12. Tim Horton's                  |
| 3. Payal Business Centre | 8. Canadian Tire                    | 13. Starbucks                     |
| 4. York Centre           | 9. The Keg Steakhouse & Bar         |                                   |
| 5. Costco                | 10. Strawberry Hill Shopping Centre |                                   |

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