



RE/MAX[®]

Strata Unit for Sale

#5 - 17358 104A Avenue, Surrey



JT Lee

Personal Real Estate Corporation

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RE/MAX Select Properties

5487 West Boulevard

Vancouver BC V6M 3W5



LOCATION

This complex is located off of 104A Avenue, just west of 176 Street. and is just minutes away from the Port Kells Industrial area. This site offers easy access to Highway 1, Highway 15, and Highway 17 (South Fraser Perimeter Road).

FEATURES (*1)

- Concrete tilt up construction
- 22' clear ceiling height
- Fully sprinkled
- 12' wide x 14' high grade door
- 3 phase power
- Security bars on doors and windows

ZONING

IP (2); Industrial Park Zone (Two). This zoning allows for a wide variety of uses including manufacturing, transportation and distribution uses.

UNIT AREA (*1)

Ground floor	2,796 sq. ft. (approx.)
Mezzanine office	225 sq. ft. (approx.)
TOTAL AREA	3,021 sq. ft. (approx.)

POSSESSION

30 days

PROPERTY TAX (2025)

\$16,225.67

STRATA FEE

\$570.42 per month

SALE PRICE

REDUCED TO \$1,690,000

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(*1) To be confirmed by Purchaser if deemed important & building area based off strata plan and measurements

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