

Active
C8076275

101 9675 KING GEORGE BOULEVARD

Whalley
North Surrey
V3T 2V3

For Sale
Retail

For Sale Price: **\$3,150,000**

Additional Property Types:
Retail

Listing Map: 

Leased/Sold Date:

Leased/Sold Price: /



Zoning: **CD** Gross Prop **\$0.00** Tax Yr: **2025** Sale Type: **Asset**
P.I.D.#: **032-428-219** Building/Complex Name:

This brand new vacant retail unit offers an excellent opportunity to establish your business in the heart of Surrey City Centre. Just a short walk to King George Skytrain Station, the space benefits from strong visibility, excellent transit accessibility, and a built-in residential customer base. Surrounded by urban conveniences and green spaces, the location attracts consistent foot traffic from students, professionals, residents and commuters. A modern, community-oriented building enhances customer appeal and supports daily-use businesses- an ideal setting to build a business you can truly call your own!

MEASUREMENTS:

Subj. Space Sq.Ft:	2,378	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:	2,378
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: **\$1,502.65**

Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Vacant**

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:

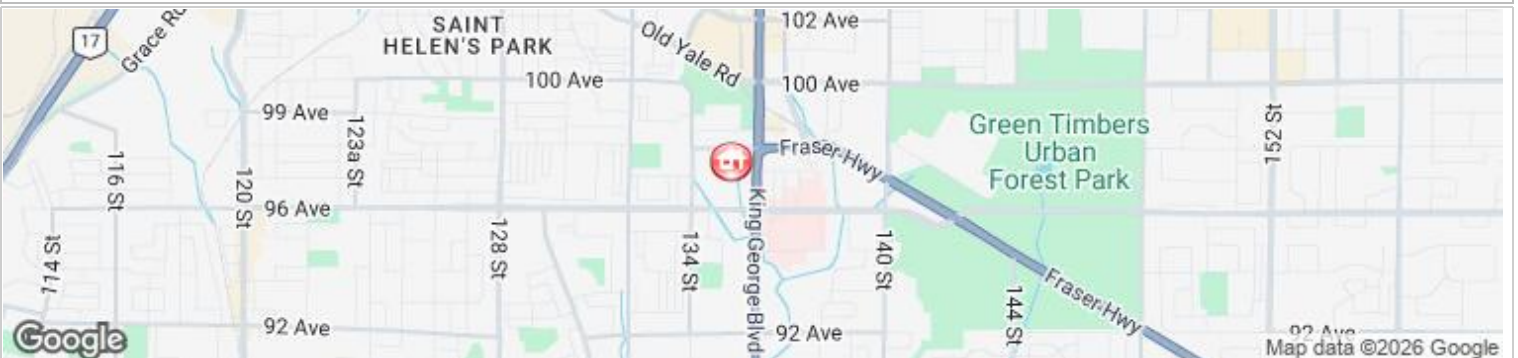
Major Use Description:

LISTING FIRM(S):

Dracco Pacific Realty
2.

PRESENTED BY:

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Virtual Tour:



The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® (the Boards) and is from sources believed reliable but should not be relied upon