

3,620 SF



Unit 403-17665 66A Avenue, Cloverdale, BC

**FOR SALE** | Strata Warehouse at Chana Place Business Park

## VALLEY COMMERCIAL TEAM

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# Unit 403-17665 66A Avenue Cloverdale, BC

## Location

Chana Place Business Park is centrally located one block from Highway 15 (176 St) in Cloverdale with easy access to Highway 1 and 10. Within close proximity to a variety of amenities on 176 St and 64<sup>th</sup> Avenue.

## Improvement

Concrete tilt up corner strata warehouse unit. Includes built out offices on two floors with both private and open work areas, two washrooms, mezzanine storage with forklift accessibility. Grade level overhead door, which gives access to the warehouse from the side.

## Property Details

<b>Size :</b>	Warehouse	1,121 SF
	Main Floor	960 SF
	Upper Floor Office	1,087 SF
	Mezzanine	452 SF
	<b>Total</b>	<b>3,620 SF</b>
	Bonus Storage	170 SF
<b>PID:</b>	023-957-158	
<b>Property Taxes:</b>	\$14,276 (2024)	
<b>Strata Fees:</b>	\$383.46 per month	
<b>Loading:</b>	Grade level (14'x12')	
<b>Ceiling Height:</b>	18 ft clear	
<b>Power:</b>	3 Phase – 100 amp	
<b>Zoning:</b>	IB – Business Park	
<b>Year Built:</b>	1998	
<b>Price:</b>	\$1,725,000	



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