

ROYAL LEPAGE®

Wolstencroft Realty

**SCHREDER**  
BROTHERS  
REAL ESTATE GROUP



## FOR SALE

Unit 303 - 17750 65A Ave  
Surrey, BC

### Office & Warehouse Strata Unit

- » Centrally Located
- » 8 Private Offices
- » 9'11" Warehouse Ceiling Height
- » 10' X 12' Grade Level Roll-Up Door

**UPDESH GREWAL**

Personal Real Estate Corporation

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## PROPERTY INFO

### AREA

Office: 2,192 ft<sup>2</sup>  
 Warehouse: 2,480 ft<sup>2</sup>  
 Total: 4,672 ft<sup>2</sup>

### STRATA FEE

\$301.83 (per month)

### PROPERTY TAX

\$18,180.50 (2025)

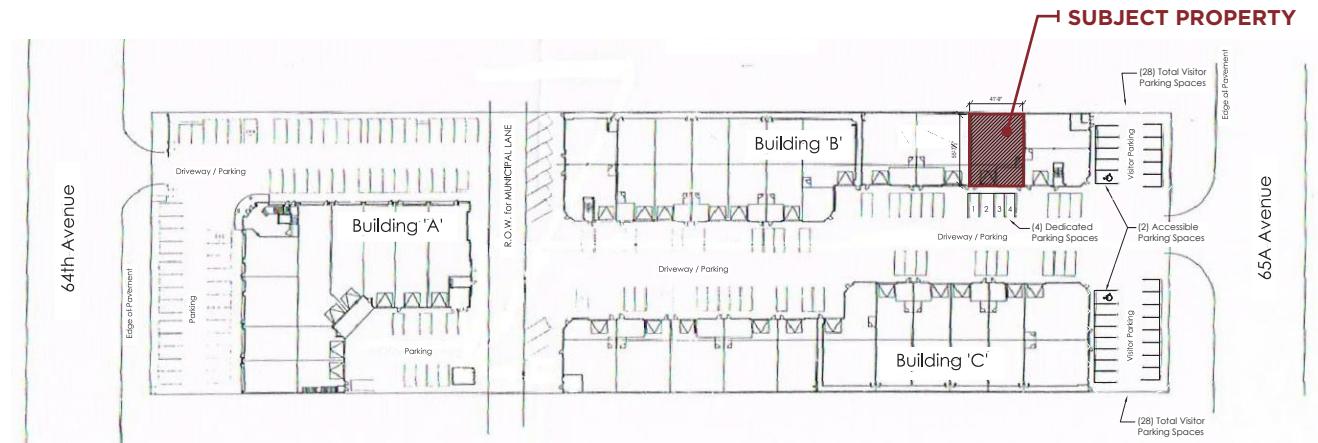
### ASKING PRICE

\$2,299,000

### ZONING

#### IB (Business Park Zone)

Intended to accommodate and regulate the comprehensive design of industrial business parks.

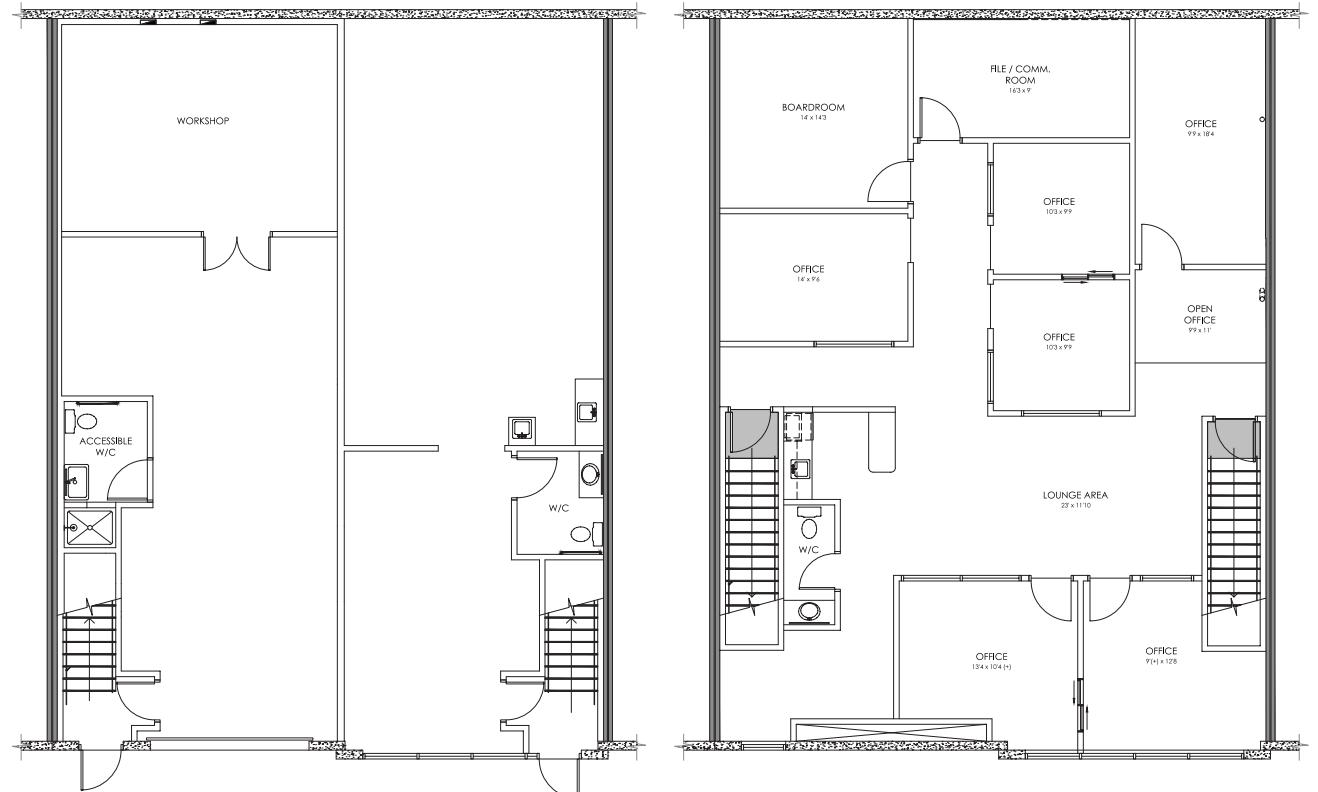


## Unit 303 - 17750 65A Ave (Surrey, BC)

This 4,672 square foot industrial strata unit is centrally located in Cloverdale with 2,480 square feet of 9'11" ceiling height warehouse space and 2,192 square feet of well-appointed second floor office space with soaring 14'7" clear ceiling height. The office area features 8 private offices (two with extra sound insulation), a large open work area, and a modern kitchenette. The warehouse offers 3-Phase / 240-Volt / 200-AMP power supply and is accessible via one 10' x 12' grade level roll-up door. There is also one 220-Volt outlet for EV charging already installed at the front of the unit.

IB (Business Park) zoning allows for a wide range of potential uses. The space is owner occupied and is available with one month's notice to vacate.

- » 3-Phase / 240-Volt / 200-AMP power supply
- » 8 Private Offices
- » 4 Reserved Parking Stalls



MAIN FLOOR

UPPER FLOOR

### FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



## DRIVE TIMES

CLOVERDALE	7 MINS
WHITE ROCK	26 MINS
SURREY	31 MINS
BURNABY	35 MINS
MAPLE RIDGE	36 MINS
DELTA	40 MINS
ABBOTSFORD	60 MINS

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