

FOR SALE | INDUSTRIAL
UNIT 104 - 18669 52 AVENUE
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



► **3,210 SF Quality Small-Bay Unit**

► **Rymar Business Centre**

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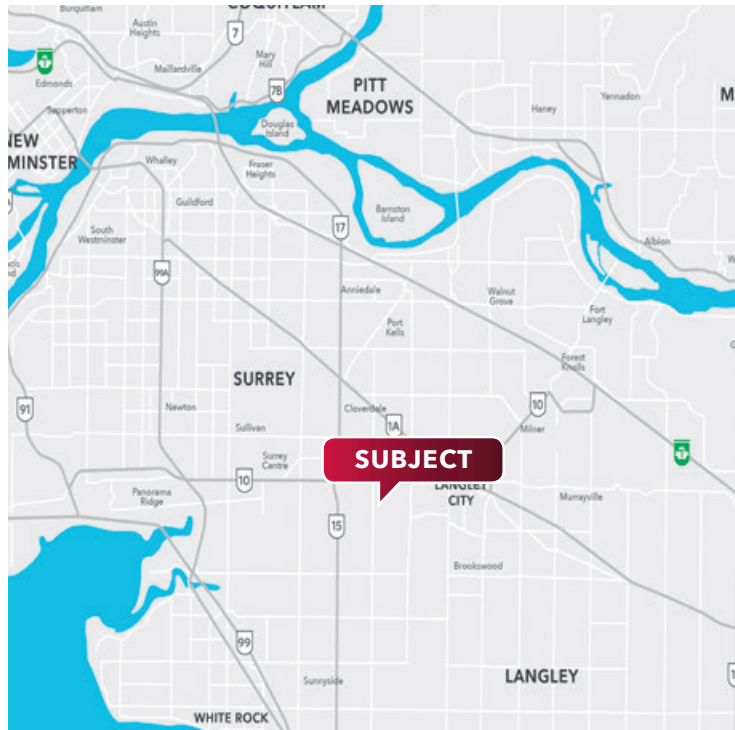
SURREY, BC

Location

Rymar Business Centre is located East of 184th Street within the Cloverdale Business Park minutes from Kwantlen University, Downtown Cloverdale, Willowbrook Shopping Centre and only a kilometer away from the upcoming new Surrey Hospital. This location provides easy access to Highway 10 (56 Avenue), Highway 15 (Pacific Highway), and Highways 1 and 99. The US border crossing is only minutes away. Multiple drive aisles in the complex allow for easy access and egress.

Features

- ▶ Concrete demising wall
- ▶ Grade loading (12' X 10')
- ▶ Sprinklered
- ▶ Two (2) piece handicap washroom (warehouse)
- ▶ Three (3) piece washroom (second floor office)
- ▶ 3-phase electrical service
- ▶ Radiant tube heating
- ▶ 23' ceilings



Zoning

IL (Light Impact Industrial). A full copy of bylaws can be provided upon request.

Available Space

Warehouse	2,100 SF
Second Floor Office	1,110 SF
Total	3,210 SF

Asking Price

\$1,890,000

Property Taxes (2025)

\$12,248.20

Strata Fees

\$367.16 per month + GST

Availability

Upon closing



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