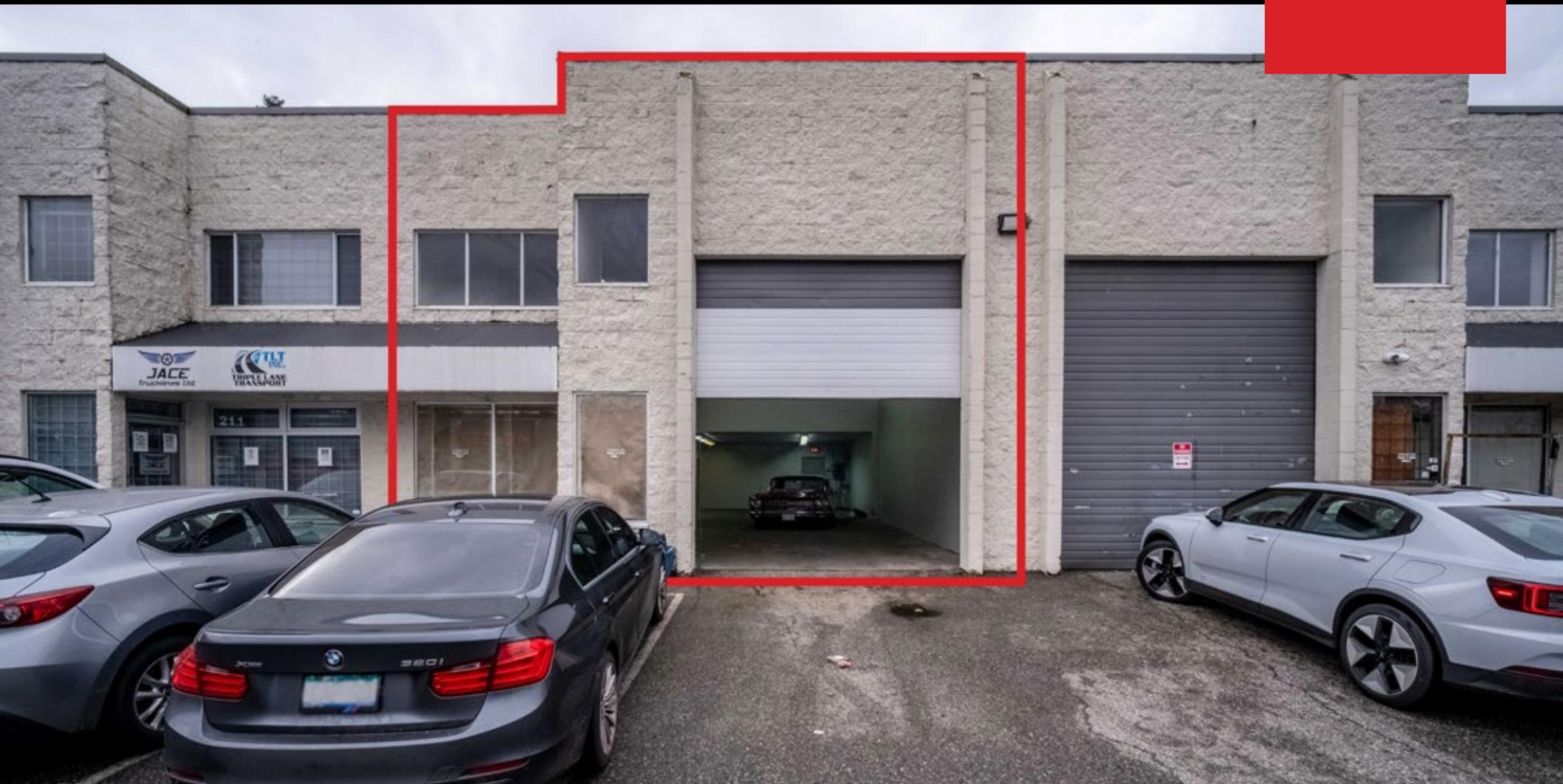


210 14770 64 AVENUE, SURREY
VERSATILE INDUSTRIAL STRATA UNIT

**FOR
SALE**



WILLIAM | WRIGHT

CHRIS VAN VLIET
PERSONAL REAL ESTATE CORPORATION
chris@williamwright.ca
604.546.5555





Overview

Strategic industrial opportunity in the heart of East Newton/Sullivan Station. Elevate your business in this versatile industrial strata unit located in one of Surrey's most sought-after business hubs. This IL-zoned property offers a premier mix of functional warehouse space and professional office space on the mezzanine level, making it an ideal fit for a wide range of light industrial, office, and service uses.

SIZE

+/- 2,352 SQFT

PARKING

3 Stalls

ZONING

IL

PROPERTY TAXES

\$9,859.44

STRATA FEES

\$374.06 per month.

PID

017-751-608

LEGAL DESCRIPTION

STRATA LOT 17 SECTION 10 TOWNSHIP 2
NEW WESTMINSTER DISTRICT STRATA PLAN
NWS3426 TOGETHER WITH AN INTEREST IN
THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

PRICE

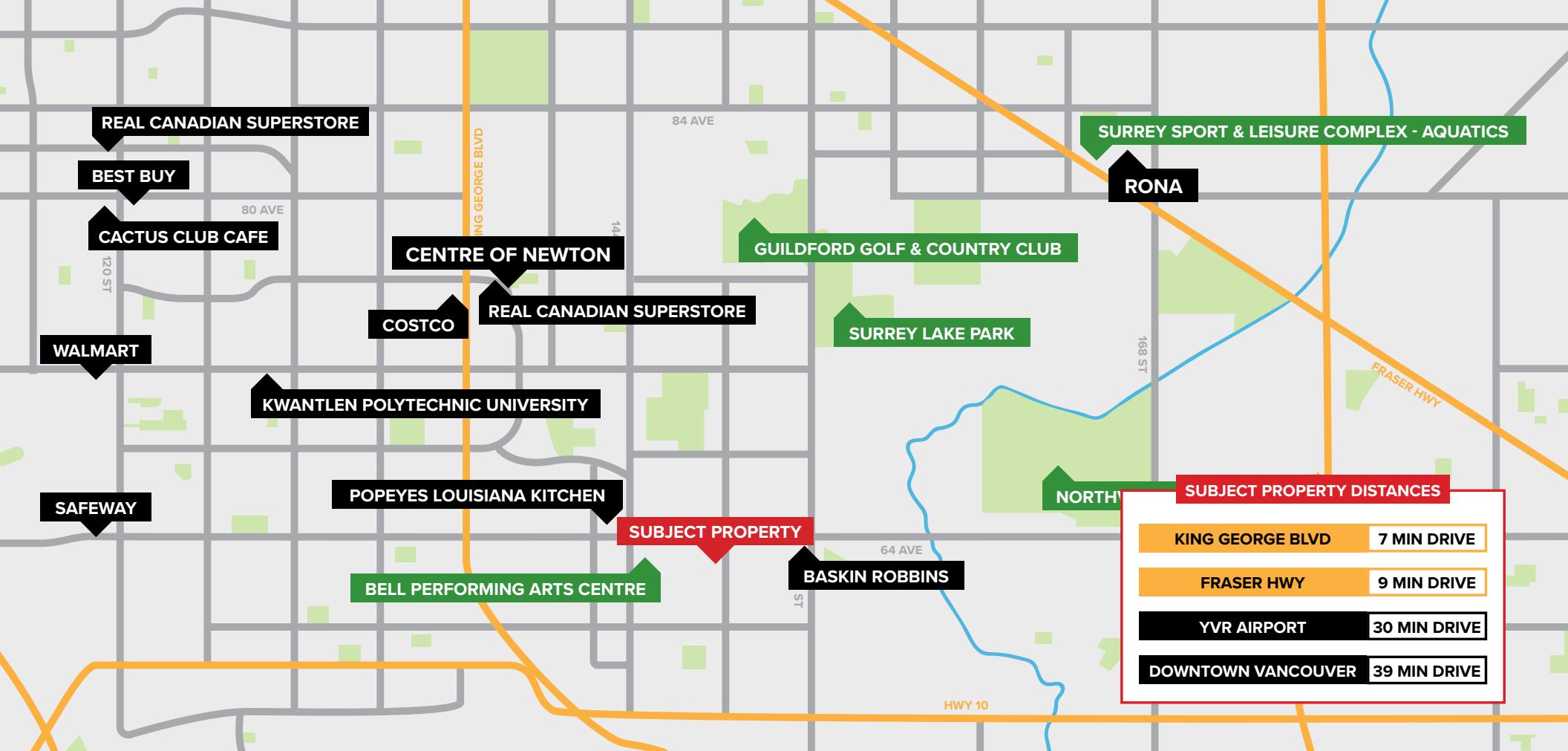
\$1,328,880.00



Premier mix of functional warehouse space and professional office space

- + Prime Location
- + Vacant Possession
- + Grade Loading
- + 12' X 16' Overhead Door
- + 22' Ceiling Height
- + 200 AMP Power Panel
- + Gas Heater





Location

210-14770 64 Avenue, Surrey has a Walk Score of 61 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot. Nearby parks include Sullivan Heights Park, Goldstone Park and Hazelnut Meadows Community Park.

For more information contact

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