

**7,492 SF**  
**FREESTANDING BUILDING**



FOR SALE

**6455 148 STREET**  
**SURREY, BC**

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**Royal LePage® Global Force Realty, Brokerage**  
15300 54 Avenue, Unit #306, Surrey, BC  
Independently Owned & Operated

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RE/MAX 2000 Realty  
103 - 15127 100 Avenue  
Surrey, British Columbia V3R0N9

# \$7,888,000

## Property Features

- Perfect for Daycare, Church - Freestanding building.
- This versatile property is perfect for actual users and investors.
- Situated on 1.12 acres in prime location the free standing building offers 7,492 sf of space.
- The IL zoning allows for various uses including childcare, trade school, assembly hall (up to 300 seats for worship), distribution center, automotive services, body shop, vehicle storage, driving school, and industrial equipment rentals.
- The ground level features a showroom, parts counter, office, three washrooms, six bays, and 12'8" ceilings with 10' roll-up doors, along with 400 AMP, 3-phase power.
- The second floor includes an office, storage room, reception area, washroom, and a 3-bedroom, 2-bath living unit.





# PROPERTY PHOTOS





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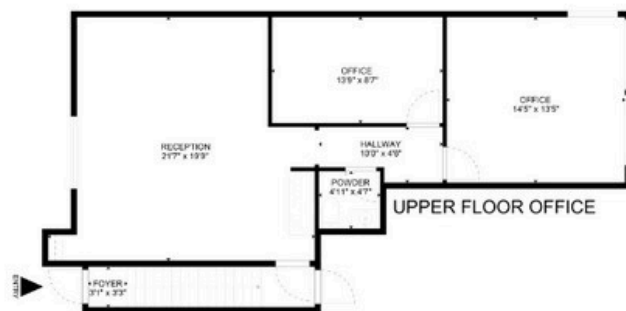


# LAYOUT

6455 148 ST SURREY, BC



GROSS INTERNAL AREA	
MAIN FLOOR:	5,311 SQ. FT.
UPPER FLOOR OFFICE:	814 SQ. FT.
UPPER FLOOR APARTMENT:	1,367 SQ. FT.
<b>TOTAL:</b>	<b>7,492 SQ. FT.</b>



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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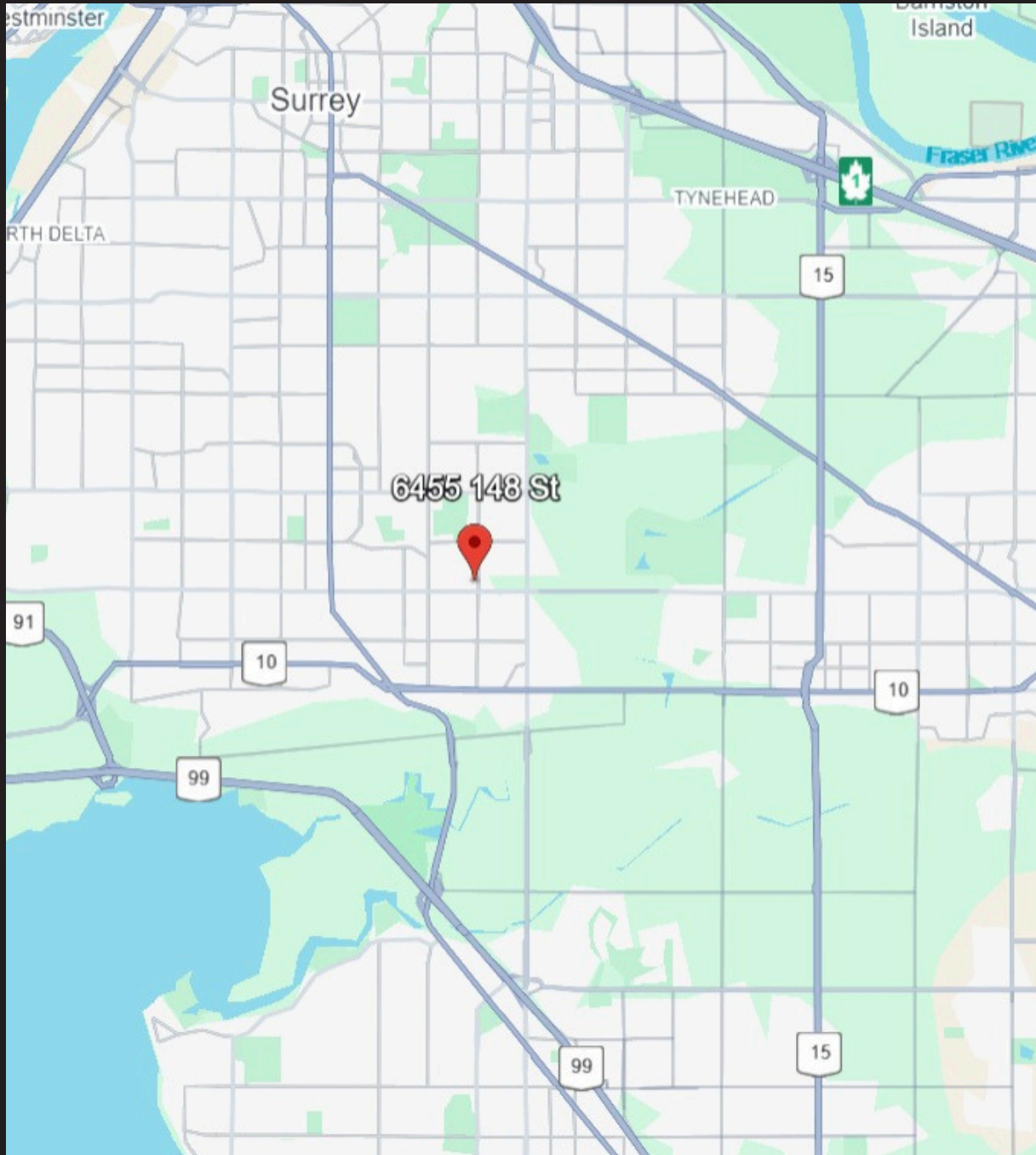
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**COMMERCIAL™**



# LOCATION MAP



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