

FOR SALE

5855 176A & 5870 176 STREET SURREY, BC



**MULTI-BUILDING, MULTI-SITE OPPORTUNITY
INCLUDING LIQUOR STORE WITH LICENSE,
PUB/RESTAURANT BUILDING, VACANT LOT &
CITY PARKING AGREEMENTS**



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OPPORTUNITY

To acquire the following: an operating liquor store including the license, an operational restaurant/pub (could be converted to various uses), a vacant, adjoining, residentially zoned lot, and parking pre-paid parking agreements with the City of Surrey. To acquire the parking agreements, the sale will need to be a share purchase, otherwise they will need to be re-purchased from the City of Surrey.

LOCATION

Ideally situated on the NW corner of 176A Street and 58A Avenue, in the Downtown Cloverdale neighbourhood of Surrey B.C. This location is adjacent to 176 Street, and is five blocks from Highway 10. The property enjoys a full city block of frontage along 58A street. Cloverdale is a historic centre of Surrey, and is famous for its annual Cloverdale Rodeo. The area is populated with a good mix of multi-family buildings, single family homes, and as it is in the historic Downtown Cloverdale area, a mix of retail and service providers. Cloverdale is a fast growing community with Surrey, which is the fastest growing City in BC and the 4th fastest growing City in Canada with a growth rate of 9.7%. Surrey is expected to surpass Vancouver in population by 2030.

BUILDING INFORMATION

There are two buildings totaling 12,809 sf. The Liquor store and the restaurant buildings.

LRS Building - 5858 176A Street

- Built 2003
- 2 storeys (2nd floor is leased)
- 6,076 sf total
- Operational and open for business under a 3rd party agreement

Restaurant/Pub Building - 5855 176A Street

- Built 2003
- 2 Storeys
- 6,712 sf total (872 sf up and 5,864 sf down)
- Fully fixtured and operational

LRS LICENSE #195263

The purchaser has the opportunity to take over and operate the liquor store as of April 2024 if desired. The pub License has expired and will need to be re-applied for. Zoning and parking all conform to pub, restaurant and assembly.

ASKING PRICE

\$11,200,000

VALUE BREAKDOWN

5855 176A (2023 Assessment \$9,179,000)
5870 176 Street (2023 Assessment \$1,230,000)
LRS License (market value \$1,200,000)
Parking Agreements (cost \$300,000)



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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