



FOR SALE

12189 Beecher Street
Surrey, BC

Rare Beachside Commercial Unit

- » Unique, High Visibility Location
- » Office Patio with an Ocean View
- » Flexible Zoning

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



*Photos have been digitally altered to remove furniture and other chattels.

PROPERTY INFO

AREA

Office: 928 ft²
 Retail: 579 ft²
 Total: 1,507 ft²

STRATA FEE

\$410.25 Per Month
 (Paid Annually)

PROPERTY TAX

\$10,603.32 (2025)

ASKING PRICE

\$1,249,000
 (\$829.00 per ft²)

ZONING

C-5 (Neighbourhood Commercial)

Intended to accommodate a wide range of retail and office oriented uses.



12189 Beecher Street (Surrey, BC)

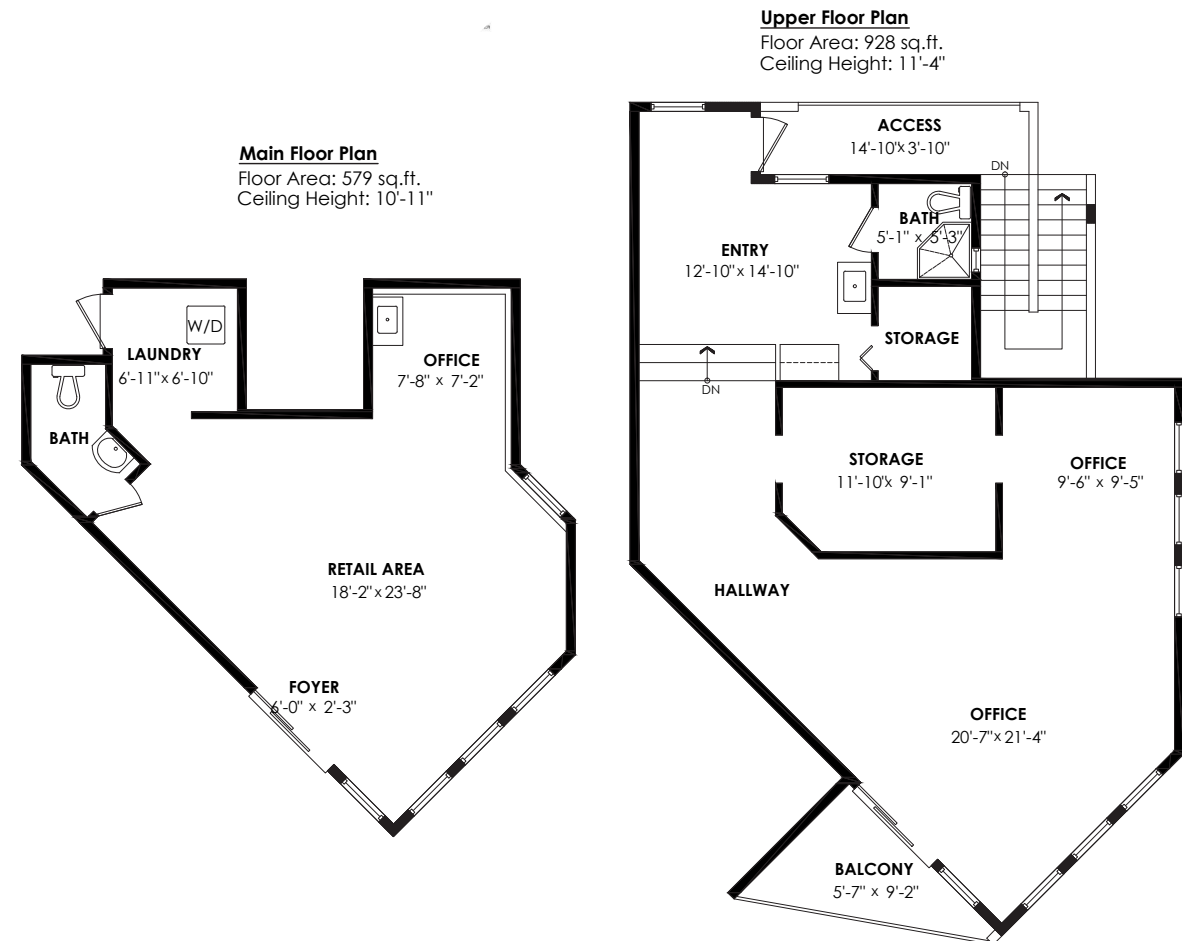
Located just steps from the iconic Crescent Beach in Surrey, BC; this property features a total of 1,507 square feet of versatile space currently split into 579 square feet ground floor retail area and 928 square foot second-floor office space. Benefit from a high foot traffic location with outstanding direct exposure to Beecher Street, ensuring maximum visibility for any business.

C-5 (Neighbourhood Commercial) zoning accommodates a wide range of retail and office-oriented uses, making it ideal for investors or owner-users looking to establish a presence in this sought-after seaside community. The ground floor is currently leased, but vacant possession is potentially available starting November 1st. Don't miss this rare chance to secure a premium commercial space in a highly desirable beachside locale.

- » Unique, High Visibility Location
- » Two Reserved Parking Stalls
- » Flexible Zoning

12189 Beecher Street, Surrey

Main Floor: 579sq. ft. Patio: 61 sq. ft.
 Upper Floor: 928sq. ft. Balcony: 62sq. ft.
Total Area: 1,507 sq. ft. Total Extras: 123 sq. ft.



FLOORPLAN & MEASUREMENTS

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



DRIVE TIMES

CLOVERDALE	21 MINS
DELTA	28 MINS
LANGLEY	31 MINS
SURREY	35 MINS
BURNABY	40 MINS
MAPLE RIDGE	47 MINS
ABBOTSFORD	58 MINS

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