

FOR SALE

12070 88 AVENUE

Surrey, BC

Freestanding Community Shopping Centre and Warehouse



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**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

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CORFAC
INTERNATIONAL

OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to purchase a freestanding community shopping centre. The property is ideal for owner-occupiers and investors alike. Currently, the building is occupied by three tenants, including the owner’s operating business, as well as two additional tenants: a warehouse cold storage facility and a boutique jewellery store.

PROPERTY HIGHLIGHTS

- Fully improved ethnic supermarket with the infrastructure in place
- Cold storage and warehouse
- Fully improved condo presentation center
- Approximately \$3.5 million worth of building improvements completed renovations in 2016
- Building has been demised for six (6) commercial retail units (CRUs) in addition to the supermarket
- Fully improved mezzanine office space with two separate outside entrance
- Potential to accommodate more tenants in the building
- Ample parking and signage
- Currently, applicaion in City of Surrey for Roughly: 90,000 SF, Retail, Office, Multi-Banquets &
- Day Care facalities.
- Buy it as-is to create a separate strata of each unit to sell or hold it separately.



LOCATION

The subject property is located along 88 Avenue, which is in close proximity to Nordel Way and Scott Road in Surrey. The area is developed with a mixture of commercial and residential uses, is on a main arterial route, is extremely sought after, provides great exposure, and benefits from nearby transit and high-density developments.

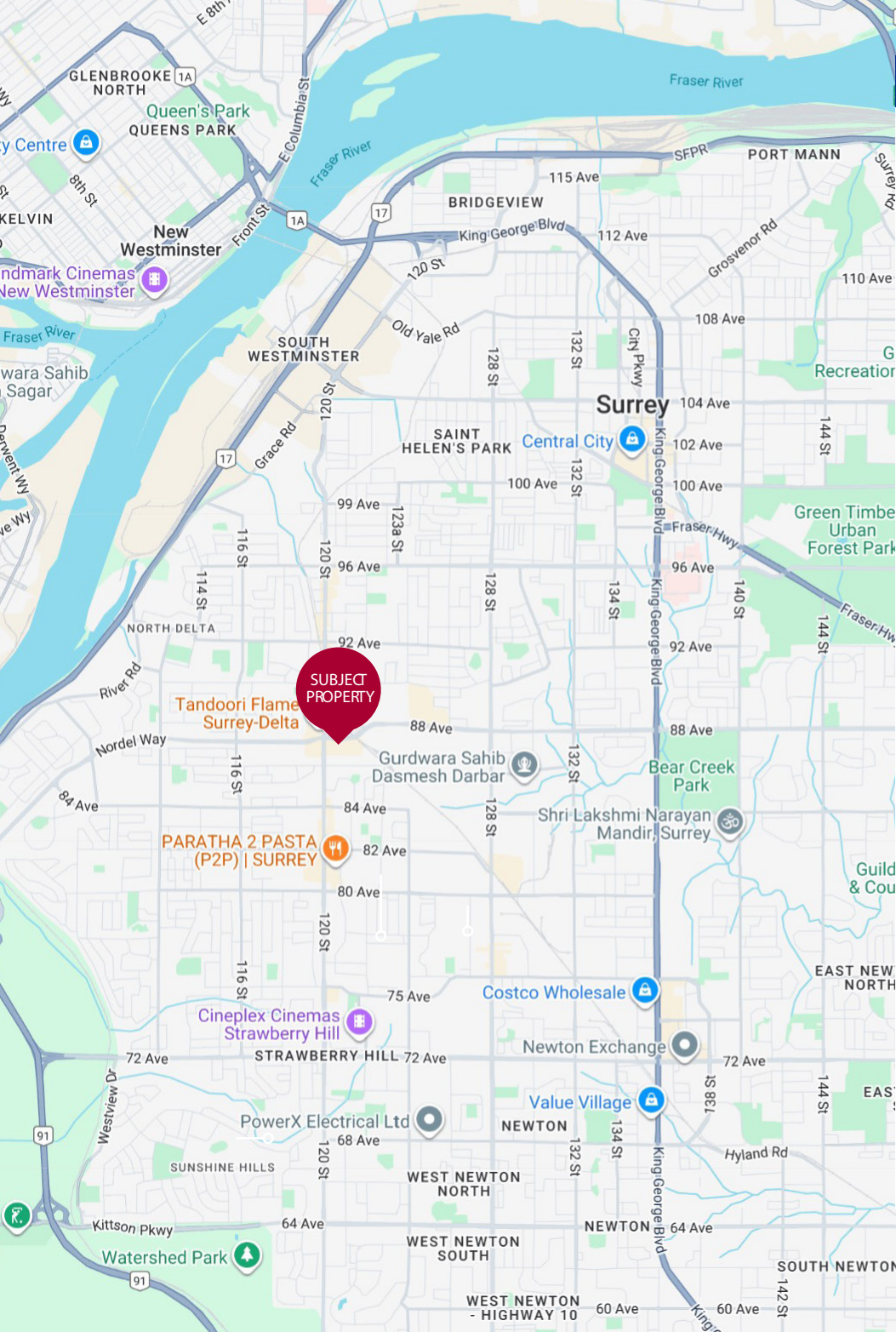
PROPERTY SUMMARY

<div>CIVIC ADDRESS</div> <div>12070 88 Avenue ,Surrey</div>	<div>LOT SIZE</div> <div>1.39 Acres</div>	<div>PARKING</div> <div>Seventy (70) Stalls</div>										
<div>LEGAL DESCRIPTION</div> <div>LOT 3 SECTION 30 TOWNSHIP 2 PLAN NWP8311 NWD EXCEPT PLAN B/L 54550,REF LMP46335.</div>	<div>TOTAL BUILDING SIZE</div> <div>27,360 sq. ft.</div>	<div>PROPERTY TAXES</div> <div>\$131,198 (2024)</div>										
<div>PID</div> <div>001-210-700</div>	<div>GROUND FLOOR</div> <table><tr><td>Grocery Puremax</td><td>11,287 sq. ft.</td></tr><tr><td>Warehouse</td><td>6,200 sq.ft.</td></tr><tr><td>Showroom</td><td>5,500 sq. ft.</td></tr><tr><td>Boutique Gift Store</td><td>1,042 sq. ft.</td></tr><tr><td>TOTAL</td><td>24,029 sq. ft.</td></tr></table>	Grocery Puremax	11,287 sq. ft.	Warehouse	6,200 sq.ft.	Showroom	5,500 sq. ft.	Boutique Gift Store	1,042 sq. ft.	TOTAL	24,029 sq. ft.	<div>NET OPERATING INCOME</div> <div>\$776,178 (Stabilized)</div>
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Warehouse	6,200 sq.ft.											
Showroom	5,500 sq. ft.											
Boutique Gift Store	1,042 sq. ft.											
TOTAL	24,029 sq. ft.											
<div>ZONING</div> <div>CD (Comprehensive Development Zone) Contact the listing agent for a copy of the zoning bylaws</div>	<div>MEZZANINE OFFICE</div> <div>3,331 sq. ft.</div>	<div>PROPERTY ASSESSMENT</div> <div>\$17,296,000 (2025)</div>										
		<div>APPRAISED VALUE</div> <div>\$19,400,000 (2025)</div>										
		<div>PRICE</div> <div>Contact Listing Agent</div>										



CURRENT TENANT INFORMATION

TENANTS	COMMENTS
Puremax Wholesale	11,287 sq. ft. Currently operating as an ethnic grocery/supermarket. Property will be delivered vacant upon sale.
Showroom	Owners will lease back at market rates. Occupies five (5) commercial retail units (CRUs).
Boutique Jewelry Store	Yearly lease
Warehouse Distribution/ Cold Storage	Yearly lease
Office space	Available for daily supermarket operations or can be leased as two separate offices.



CURRENT ZONING ALLOWS:

1. Distribution centres.
2. Retail stores excluding adult entertainment stores and secondhand stores and pawnshops.
3. Personal service uses excluding body rub parlours.
4. General service uses excluding funeral parlours and drive-through banks.
5. Beverage container return centres provided that the use is confined to an enclosed building or a part of an enclosed building and the beverage container return centre does not exceed a gross 6. Eating establishments excluding drive-through restaurants.
6. Office uses excluding social escort services and methadone clinics;
7. Parking facilities.
8. Indoor recreational facilities.
9. Entertainment uses excluding arcades and adult entertainment stores.
10. Assembly halls.
11. Community services.
12. Child care centres.

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Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

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