

# FOR SALE

## 12070 88 AVENUE

Surrey, BC

Freestanding Community Shopping Centre and Warehouse



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— member of —  
**Macdonald**  
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# 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, application in City of Surrey for Roughly: 90,000 SF, Retail, Office, Multi-Banquets &
- Day Care facilities.
- Buy it as-is to create a separate strata of each unit to sell or hold it separately.

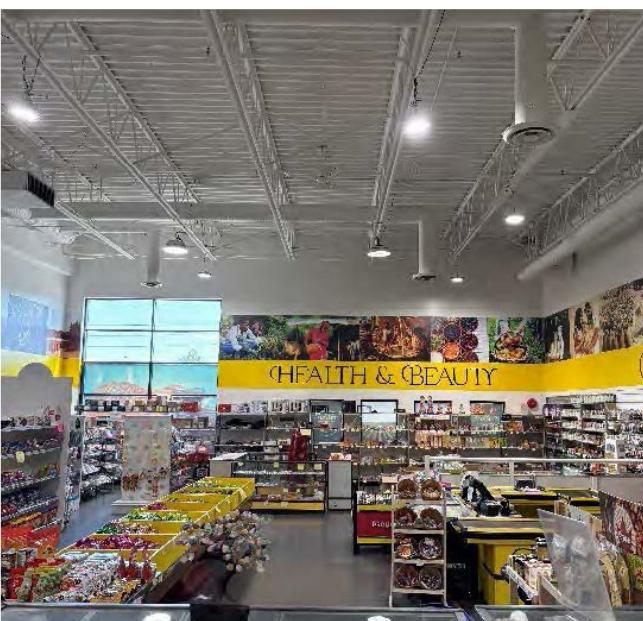
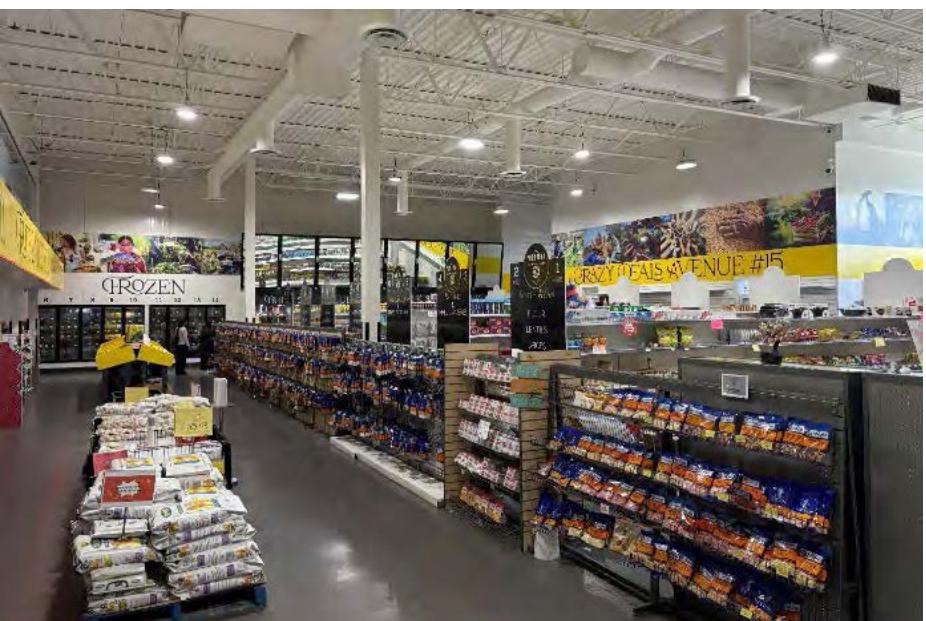


## LOCATION

The subject property is located along 88 Avenue, which is in close proximity to Nordan 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

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

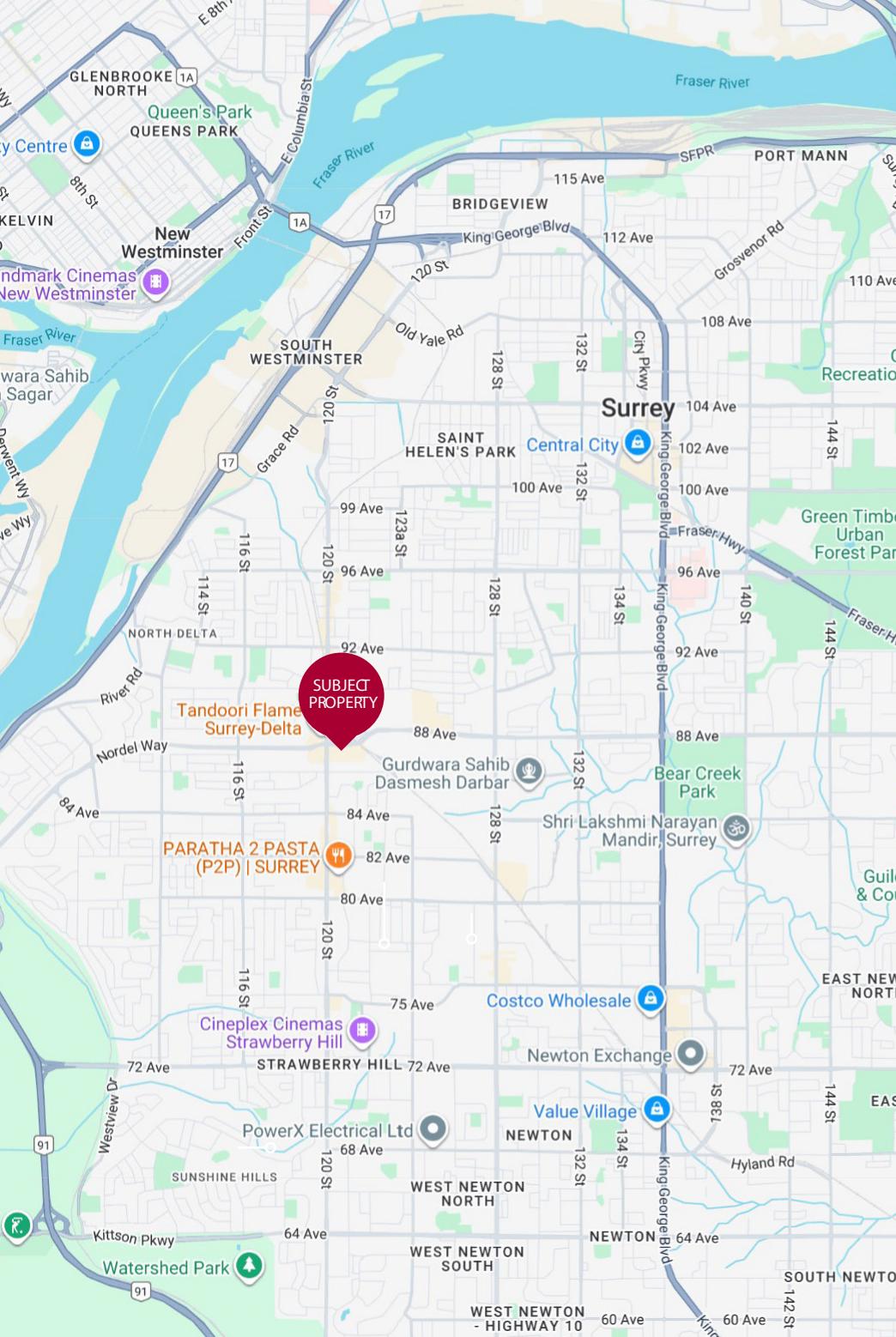


## CURRENT TENANT INFORMATION

TENANTS	COMMENTS
<b>Puremax Wholesale</b>	11,287 sq. ft. Currently operating as an ethnic grocery/supermarket. Property will be delivered vacant upon sale.
<b>Showroom</b>	Owners will lease back at market rates. Occupies five (5) commercial retail units (CRUs).
<b>Boutique Jewelry Store</b>	Yearly lease
<b>Warehouse Distribution/ Cold Storage</b>	Yearly lease
<b>Office space</b>	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.

**Macdonald**  
**COMMERCIAL**

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