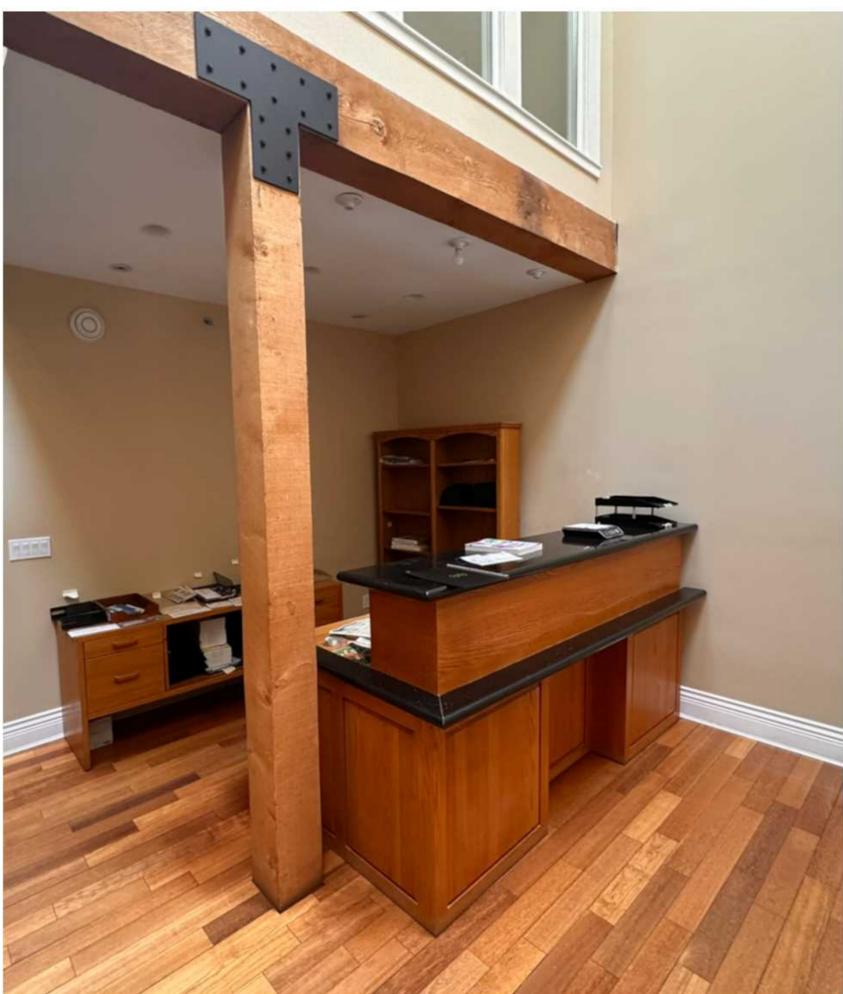


FOR SALE

Professional Office Space: 2,743 sq. ft.
111 & 211-15272 Croydon Dr, Surrey BC



OPPORTUNITY

An exceptional opportunity to acquire a two-storey strata unit in the thriving Southpoint Business Centre. This property is perfectly suited for an investor seeking stable rental income or an owner-user looking to secure a valuable asset in one of South Surrey's most sought-after commercial districts.

The property is move-in ready and features professionally improved office space on two levels. The combined strata area is 2,743 sf., with 1,723 sf. on the ground level and 1,020 sf. on the upper level. The upper level is currently leased on a month to month basis for \$5,000 + GST per month.

The property offers immediate and easy access to Highway 99, providing seamless connections to Delta, Langley, White Rock, Vancouver, and the US border. Do not miss out. Call for a full information package and to schedule a viewing!

Abhishek Mamgain | Tel: 778 707 7600 | Email: info@urbanteam.com

Urban Team Inc. | 125 - 15225 104 Ave Surrey BC V3R 6Y8 | Tel: 778 707 8100 | www.urbanteam.com

Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy. The information provided above may be subject to errors, omissions, conditions, prior lease, withdrawal or other changes and should not be relied upon without independent verification.



URBAN TEAM

Commercial Real Estate Services

HIGHLIGHTS

1. Versatile two-level Layout: A welcoming reception area on the main level, with private offices, ample storage and washrooms on both levels
2. Turn-Key Ready: Tastefully finished and move-in ready.
3. A+ Location: Steps from popular retailers, cafes, and restaurants, offering incredible convenience for your team and clients.
4. Excellent Access from Croydon Drive and includes three dedicated parking stalls.
5. Available: Immediately

PROPERTY DETAILS

CIVIC ADDRESS

111 & 211-15272 Croydon Dr Surrey, BC

LEGAL DESCRIPTION

Strata Lot 11 Plan BCS821, Section 23, Township 1, New Westminster Land District, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V. PID: 025-940-015

&

Strata Lot 29 Plan BCS821, Section 23, Township 1, New Westminster Land District, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V. PID: 025-940-198

AREA

Main Level: 1,723 sf.

Upper Level: 1,020 sf.

Total Area: 2,743 sf.

Area is based on the Strata plan. If required, tenant should carry out their own investigation.

YEAR BUILT

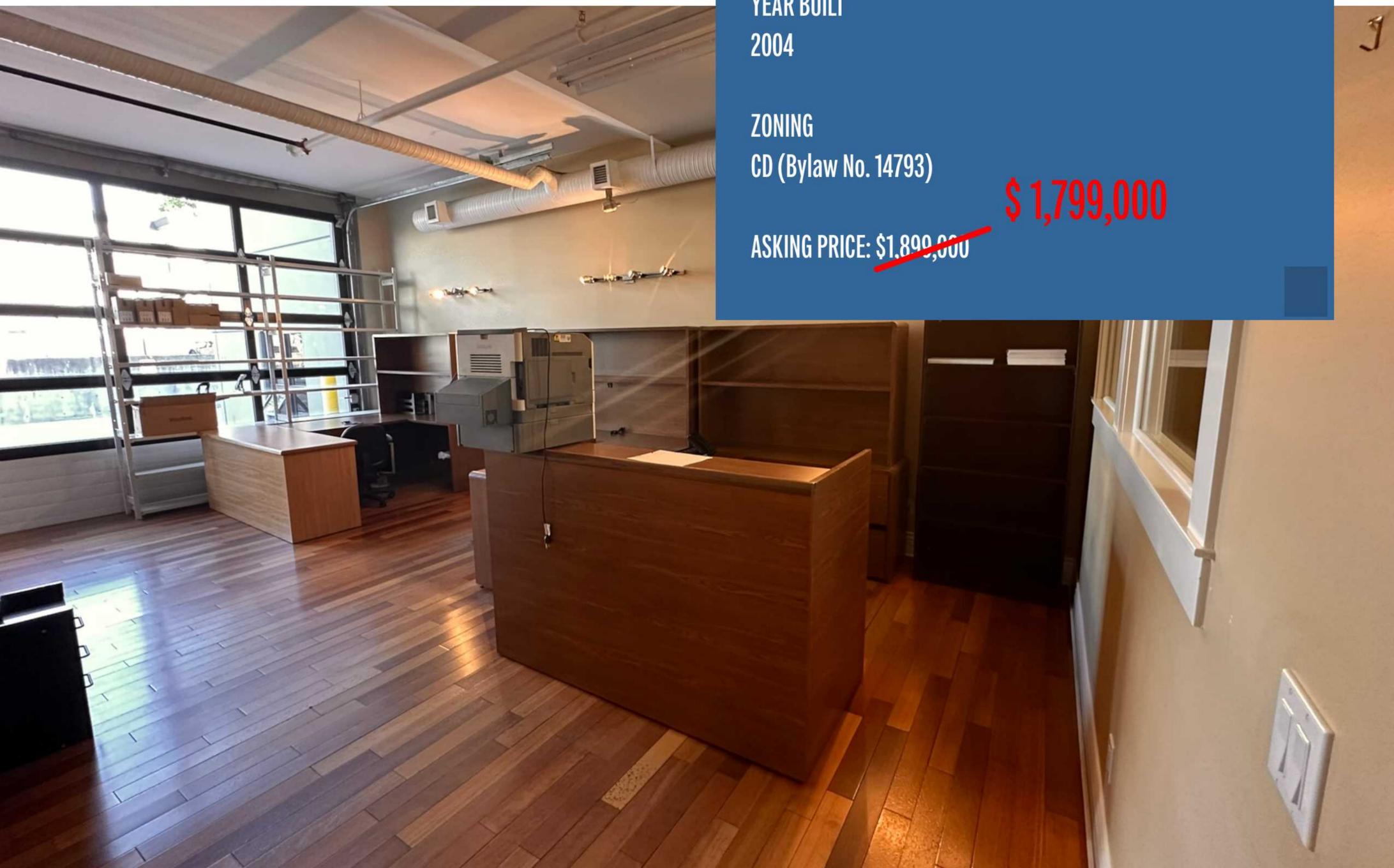
2004

ZONING

CD (Bylaw No. 14793)

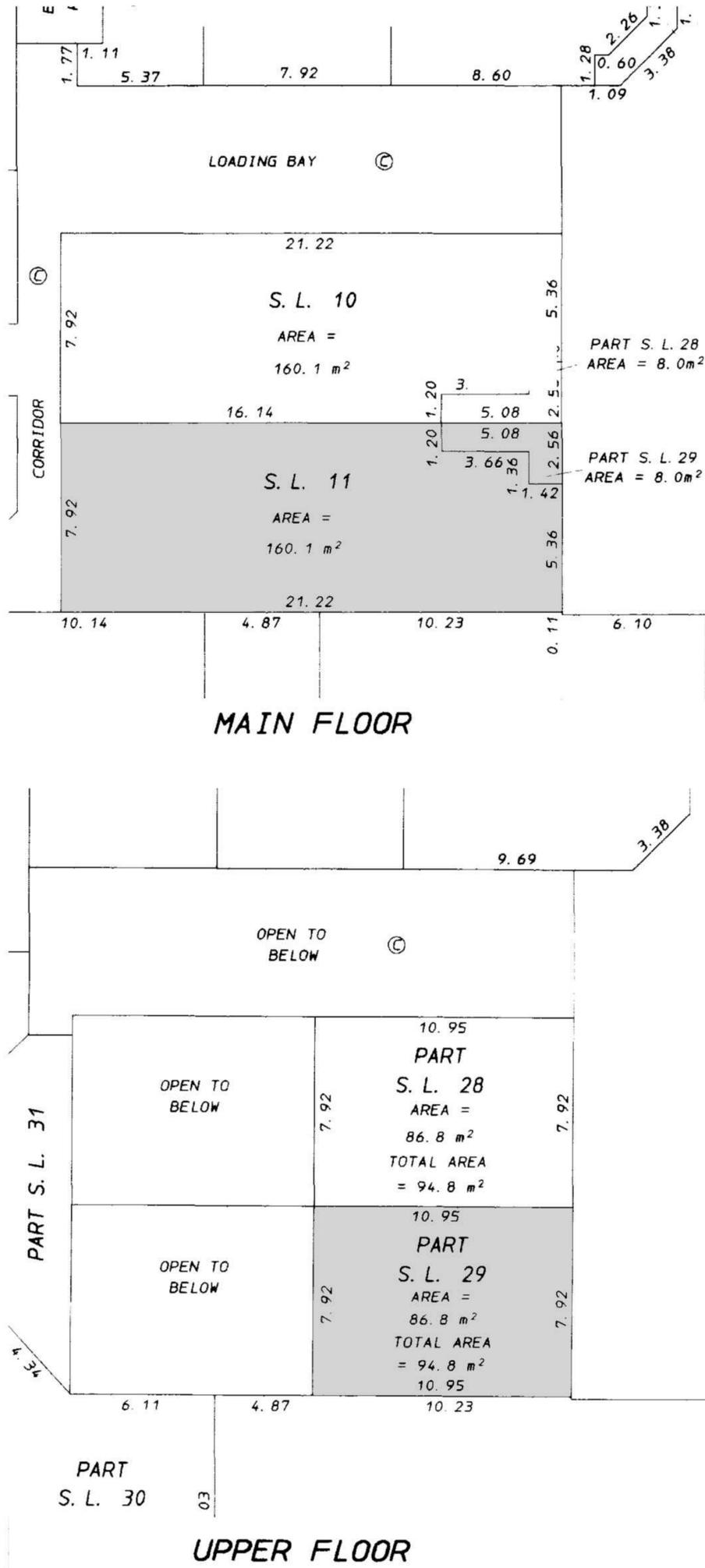
ASKING PRICE: ~~\$1,899,000~~

\$ 1,799,000



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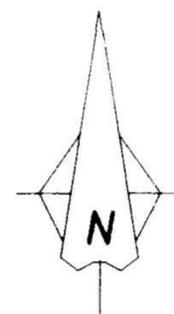


The property includes two strata units on two levels, which are currently improved for professional office use. The property includes SL 11 and SL 29, with a combined strata area is 2,743 sf. as per the Strata Plan (BCS821).

Strata Area
S.L. 11: 1,723 sf.
S.L. 29: 1,020 sf.
Total: 2,743 sf.

The property includes an additional mezzanine space of approx. 751 sq. ft. which was built without City permits or strata approval. This brings the total approximate usable area to 3,494 sq. ft.

All measurements are approximate. Buyers and their agents must conduct their own due diligence regarding the status of the unpermitted improvements, all measurements, and the future use and viability of the space.



Scale 1 : 200

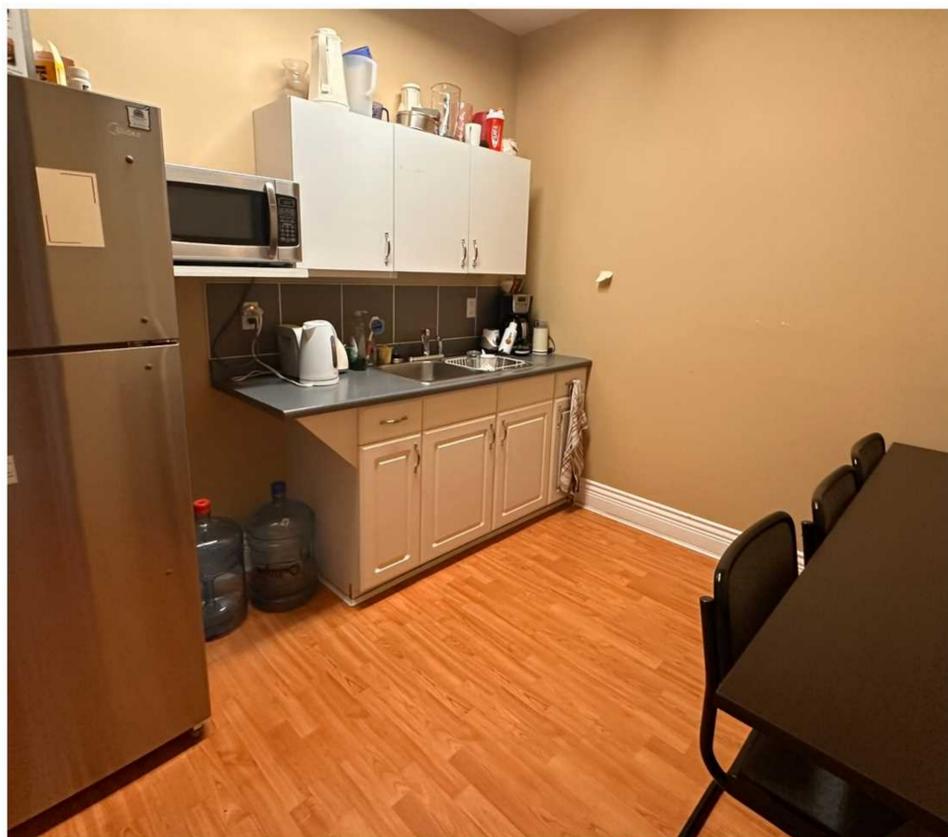
All distances are in metres



STRATA PLAN BCS 821

FOR SALE

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