

FOR SALE

NEW PRICE

Cloverdale Commercial Property

5625 176th Street, Surrey, BC

An exclusive opportunity for an investor or owner-occupier to acquire a free-standing 2,400 sf retail building with high exposure, located in the heart of Cloverdale featuring future development potential



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**AVISON
YOUNG**

FOR SALE | Investor or owner-user opportunity

5625 176th Street
Surrey, BC



Salient details

PROPERTY ADDRESS
5625 176th Street, Surrey, BC

PID
011-886-854, 011-886-846

CURRENT IMPROVEMENTS
Single storey commercial building demised into two retail units featuring recent renovations and facade improvements

ZONING
C-15 – Town Centre Commercial Zone

Allows for daycare centres, retail stores, medical users, professional services, assembly halls, and more

OFFICIAL COMMUNITY PLAN
Town Centre (2.0 FAR)

COMMUNITY PLAN
Cloverdale Town Centre (Heritage Downtown)

SITE SIZE
5,280 sf

BUILDING SIZE
2,400 sf

PRICING GUIDANCE
\$1,800,000 (\$750 psf)

Opportunity

Avison Young is pleased to present the opportunity to acquire a fully leased multi tenant commercial investment property in the heart of Cloverdale.

The property has been exceptionally well managed and is currently leased to two tenants with near term lease expiries. There is an opportunity for significant upside on net income through upcoming renewals or an opportunity for an owner-user to occupy.

Investment highlights

- FULLY LEASED BUILDING** with two stable tenants with near term lease expiries
- IDEALLY LOCATED** along 176th Street with great exposure
- AMPLE PARKING** for both tenants and customers
- NEARBY NEW SURREY HOSPITAL AND KWANTLEN POLYTECHNIC UNIVERSITY**, providing opportunity for complementary users
- SIGNIFICANT UPSIDE** on income through renewals or new leases
- RECENT BUILDING RENOVATIONS** and façade improvement

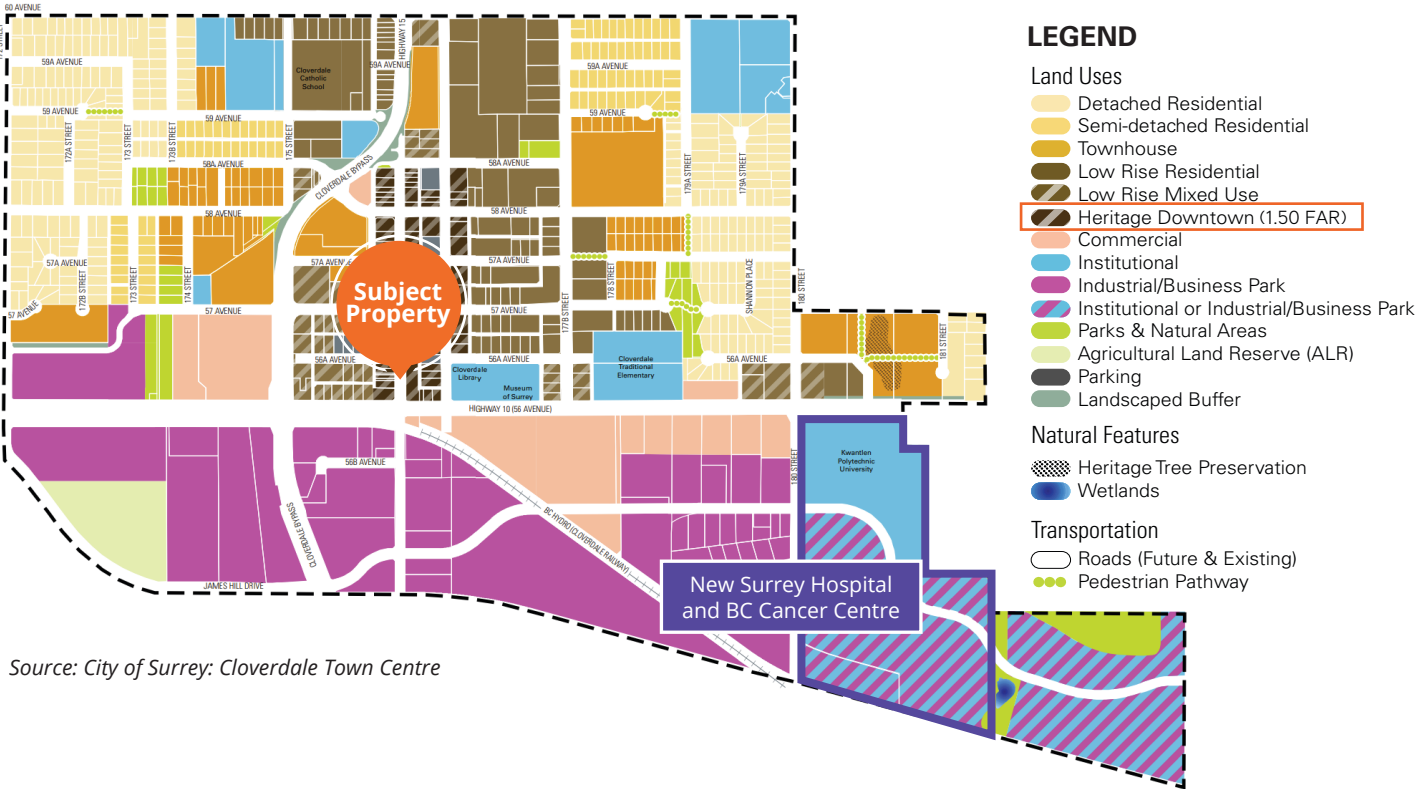
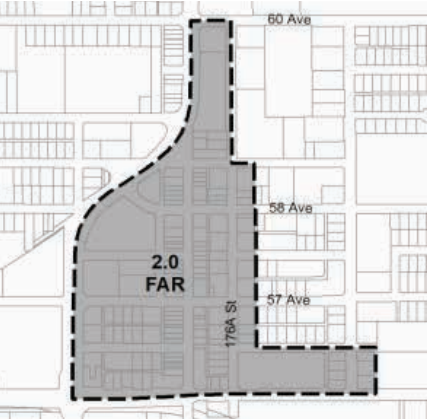
Tenant overview

	ESSEM TEXTILES	VIDANTA LASER SPA
Address	Unit 1	Unit 2
Size	1,600 sf	800 sf
Lease expires	January 31, 2027 (no further renewals)	July 1, 2026 (no further renewals)

Development potential

- Official Community Plan:** Town Centre (2.0 FAR)
- Land Use Plan:** Cloverdale Town Centre Plan
- Property Designation:** Heritage Downtown (1.50 FAR)

CLOVERDALE TOWN CENTRE



Source: City of Surrey: Cloverdale Town Centre



All measurements are approximate and subject to verification by any prospective purchaser

Location

The property is located in the Downtown Cloverdale which is the historical centre of Surrey. It includes several heritage assets which reflect its unique western and railroad culture and character. The Cloverdale Town Centre Plan was originally approved in 2000 to coordinate growth in downtown Cloverdale. The area is centred on the crossroads of Highway 10 and Highway 15, and includes a mix of commercial, industrial and residential neighbourhood areas surrounding a pedestrian-oriented downtown core.



Contact for more information

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