



Colliers



For Sale

5,638 SF Office/ Warehouse Facility

106 & 107 - 12126 90 Avenue. Surrey

Raj Sidhu

Vice President

+1 778 882 7304

raj.sidhu@colliers.com

Personal Real Estate Corporation

Geoffrey Charters

Vice President

+1 778 834 2471

geoffrey.charters@colliers.com

Kulwinder Bains

Personal Real Estate Corporation

+1 604 710 4732

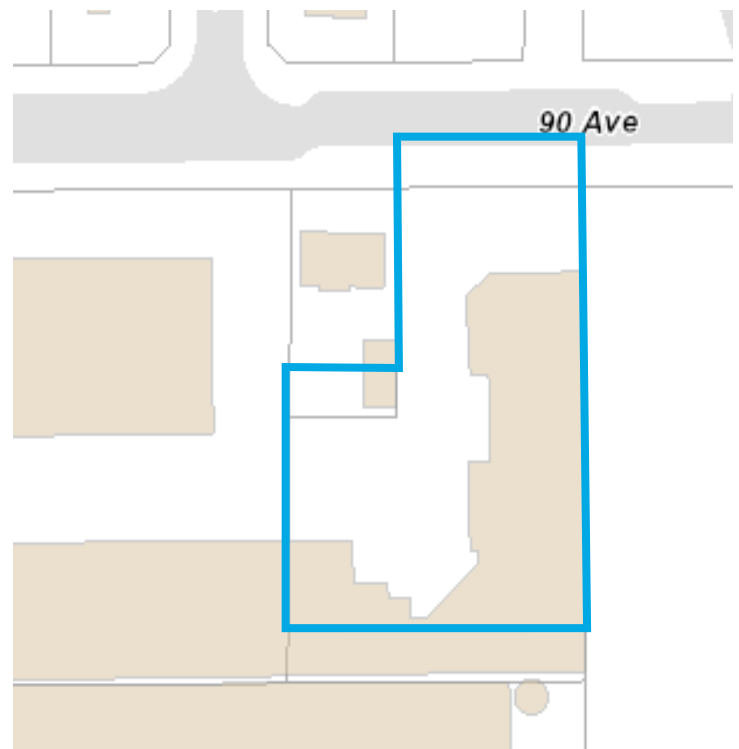
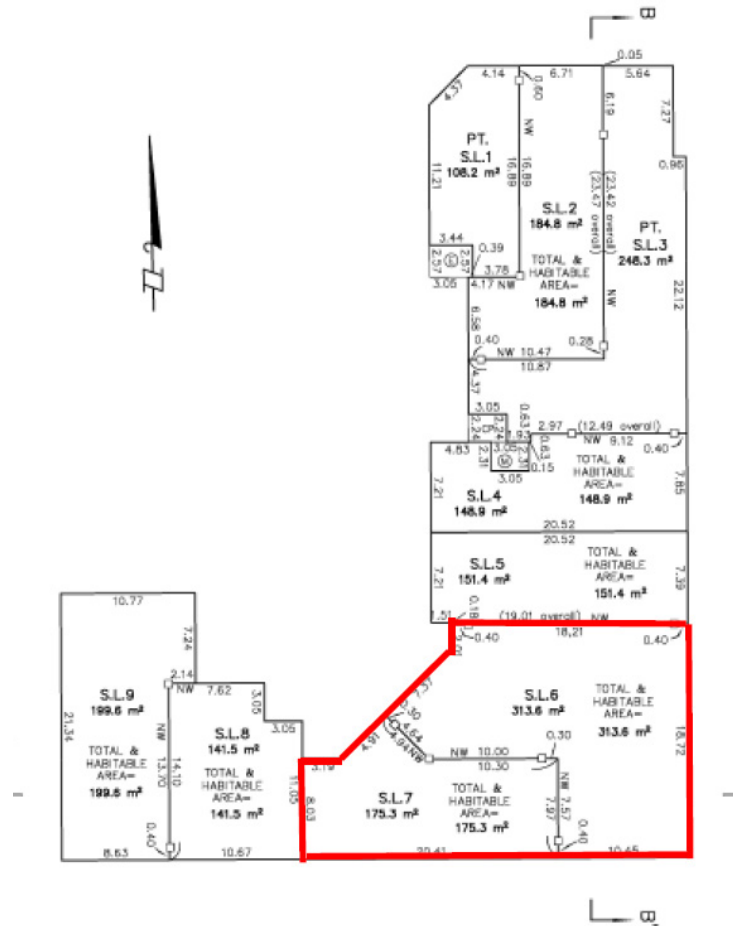
kulwinderkbains@hotmail.com

Property Profile

5,638 SF available

The Subject is two adjoining strata warehouse units within a modern tilt-up complex located on 90th Avenue, just east of 120th Street (Scott Road). Unit 106 has a portion of it finished into two storey offices and unit 107 is open warehouse space.

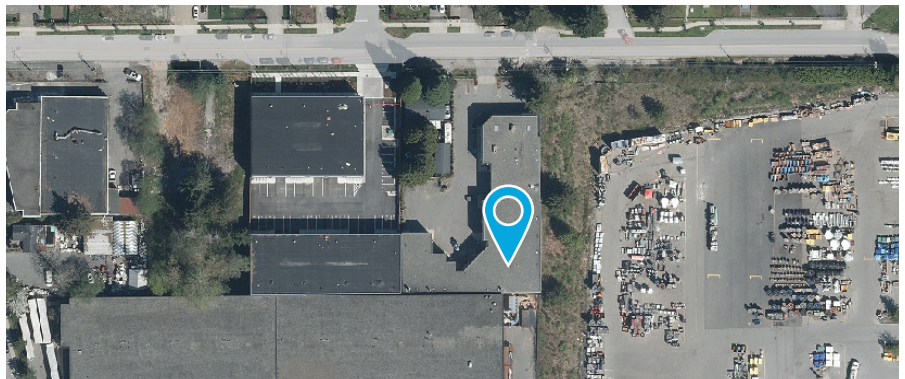
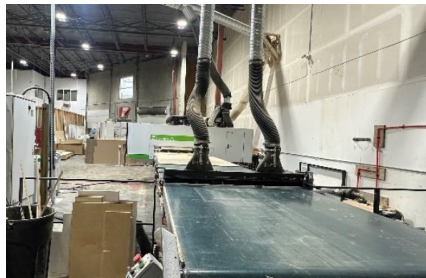
Office Area	650 SF
Warehouse Area	4,988 SF
Total Area	5,638 SF
Lot Area	0.8 Acres (AC)
Heating	HVAC and gas-fired unit heaters
Lighting	LED fixtures
Clear Height	23' in warehouse
Zoning	IL Light Industrial
Comments	<ul style="list-style-type: none"> • Central Newton location • Fenced yard and security gate • Five (5) parking stalls
Taxes (2023)	\$31,486.67
Sale Price	\$3,980,000



Zoning

Permitted uses

- Recycling depots
- Automotive service, painting and body work
- Vehicle storage, including recreational vehicle storage
- Industrial equipment rentals
- General service uses, limited to the following:
 - (a) Driving schools;
 - (b) Fleet dispatch offices;
 - (c) Industrial first aid training; and
 - (d) Trade schools
- Office uses, including the following:
 - (a) Architectural and landscape architectural offices;
 - (b) Engineering and surveying offices;
 - (c) General contractor offices;
 - (d) Government offices; and
 - (e) Utility company offices.
- Self storage warehousing
- Coffee shops
- Child care centres



Secure yard
with outside
storage zoning



Excellent access
to highways
and transit

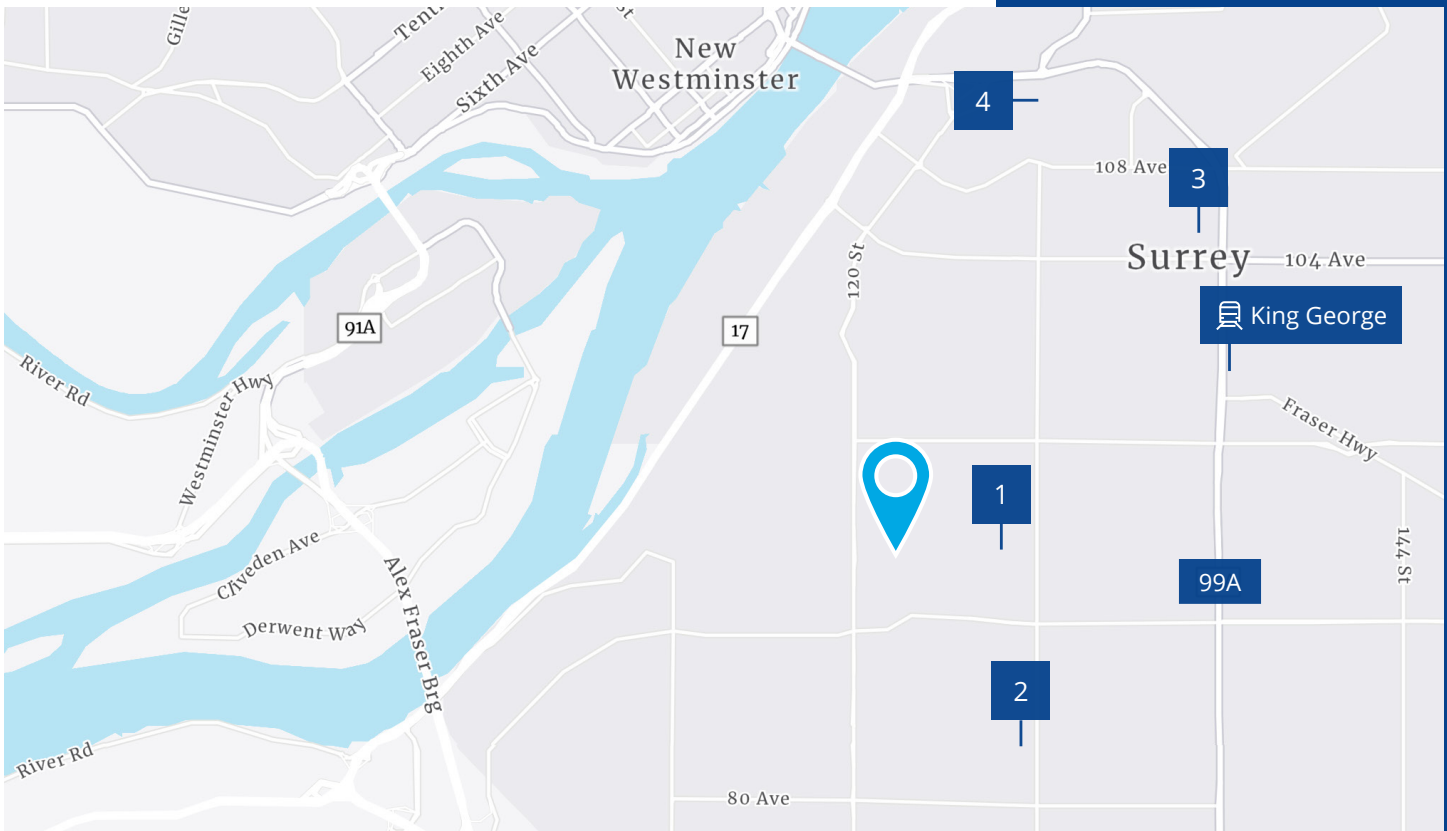


Central south
Surrey
location



Strata facility
with quality office
presence

Easy access to local amenities



Local Amenities Nearby

- 1** Walmart
- 2** ICBC
- 3** Central City
- 4** HomeDepot
-  Highway Interchanges

Drive Times

99A	1 minute
Highway 17	10 minutes
Downtown Surrey	13 minutes
Fraser Highway	18 minutes
Highway 1	20 minutes

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collierscanada.com

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