



Units 105 & 106 9706 188 Street, Surrey, BC

5,893 SF Strata Warehouse Bay in Port Kells **For Sale**

Accelerating success.

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Opportunity & Location

Opportunity to buy and occupy two conjoined industrial strata units within the coveted Port Kells industrial market. Units 105 and 106 at 9706 188 Street in Surrey offer an excellent, central location for industrial users seeking efficient, well-maintained industrial space with convenient access to Highway 1, Highway 15, the Golden Ears Bridge and South Fraser Perimeter Road.

The units feature ample ground floor warehousing space with 20' clear ceiling heights, two grade loading doors, finished second-floor office space, and four assigned parking stalls, plus additional visitor parking.



Features

- One washroom and one shower
- Built out second floor office
- Radiant Heating
- 20' clear ceiling height
- 4 dedicated parking stalls plus additional visitor parking
- Building constructed in 1995

Loading

One 10' x 12 grade loading door
One 9' x 10 grade loading door

Zoning

IL Light Impact Industrial

Power

225 volt and 125/240 amp, 3 phase

Strata Fees

\$896.67 per month

Taxes (2023)

\$24,125.88

Available Area*

| | |
|------------------------------|-----------------|
| Unfinished Mezzanine | 900 SF |
| 2 nd Floor Office | 565 SF |
| Warehouse | 4,428 SF |
| Total | 5,893 SF |

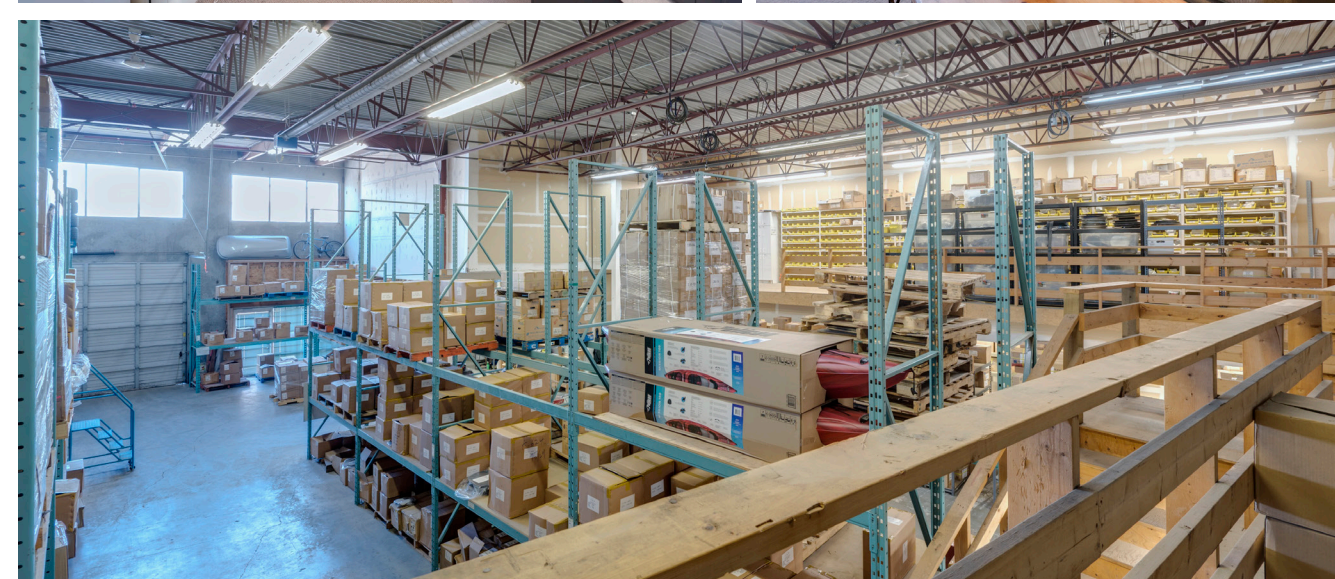
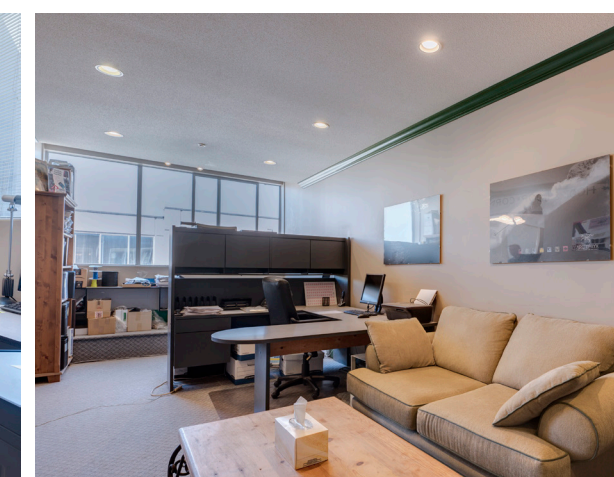
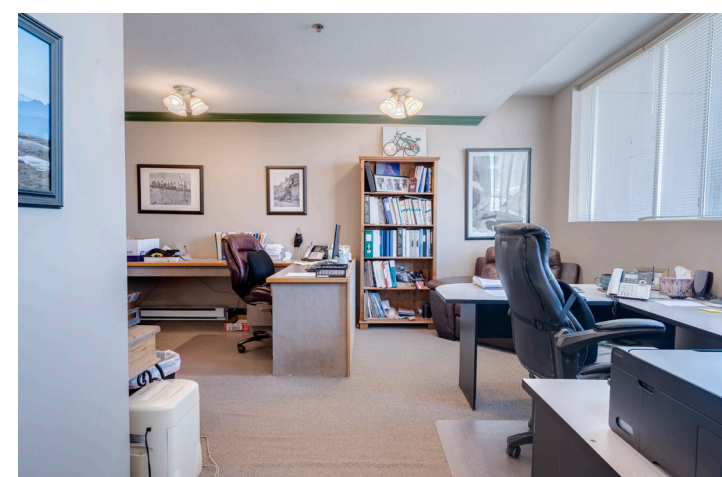
Share Sale Opportunity

Ability to save on Property Transfer Tax

Asking Price

\$3,229,364.00 (\$548 per SF)

**All areas are approximate and to be verified.*





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