

ROYAL LEPAGE®

Wolstencroft Realty

**SCHREDER**  
BROTHERS  
REAL ESTATE GROUP



## FOR SALE

15239 Russell Ave  
White Rock, BC

### Turnkey Retail Space

- » Prime Retail Node
- » Four Assigned Parking Stalls
- » High Exposure
- » High Traffic Area

**UPDESH GREWAL**

Personal Real Estate Corporation

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**MAGNUS HEANEY**

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## PROPERTY INFO

### AREA

Total: 1,184 ft<sup>2</sup>

### STRATA FEE

\$813.18 (per month)

### PROPERTY TAX

\$10,136.37 (2025)

### ASKING PRICE

\$1,324,000  
(\$1,118.24/ sq ft)

### ZONING

#### CR-1 (Town Centre Area Commercial)

Intended to accommodate general retail services, along with medical or dental clinics



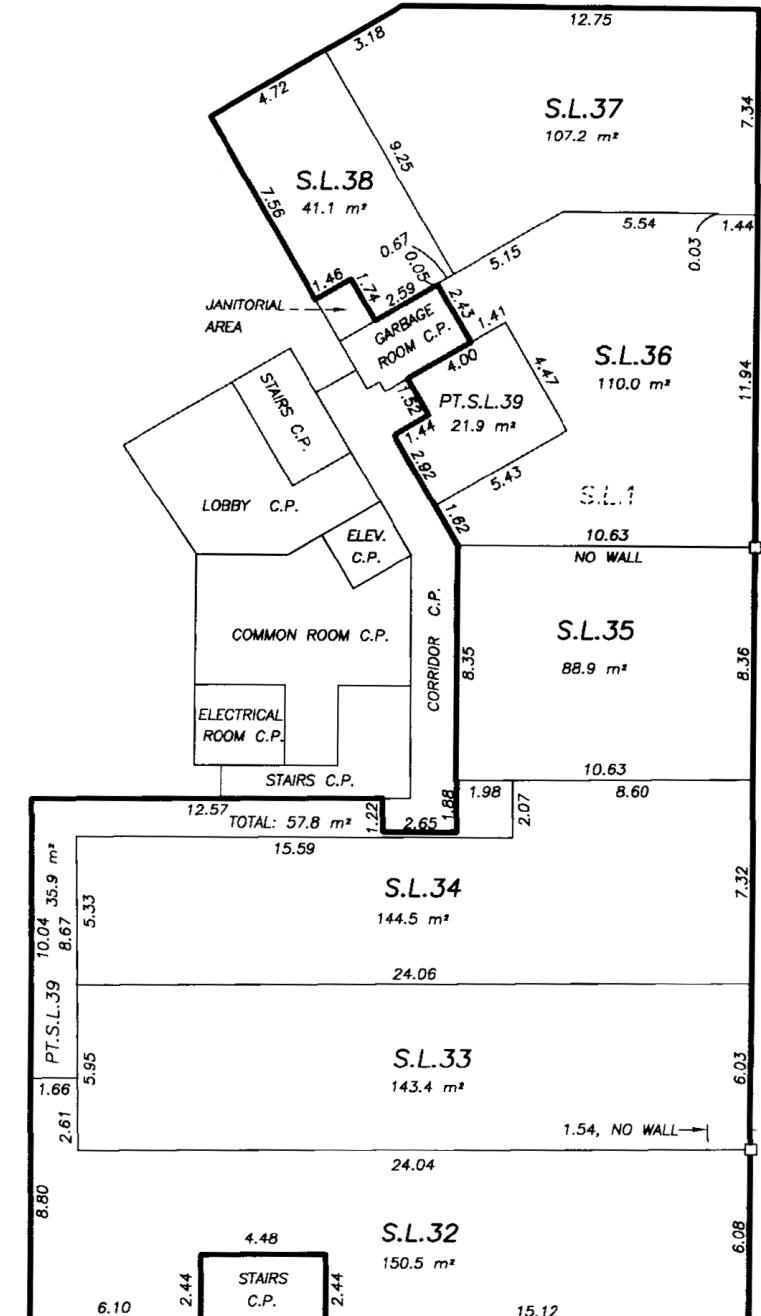
## 15239 Russell Ave, White Rock, BC

A rare opportunity to own a move-in-ready retail strata lot in a prime Uptown White Rock location. This property offers unparalleled exposure with approximately 39 feet of linear frontage, benefiting from significant foot traffic and excellent vehicular visibility.

Its south-facing orientation and expansive windows fill the space with natural light, creating a bright and inviting atmosphere for customers. The robust infrastructure, including existing plumbing and a 3-phase, 100 amp, 240 volt power capacity, makes the unit suitable for a wide variety of retail uses. The 4 assigned parking stalls include 2 underground gated stalls, ideal for employees, and 2 open air stalls, for easy customer access. Ample street parking and transit are also available in this highly walkable neighborhood.

This is an ideal choice for businesses seeking to establish a strong presence in one of White Rock's most dynamic commercial areas.

- » Turnkey Retail Space
- » Prime Retail Node
- » Ample Street Parking



### FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



## DRIVE TIMES

CLOVERDALE	20 MINS
LANGLEY	30 MINS
SURREY	35 MINS
DELTA	23 MINS
BURNABY	45 MINS
MAPLE RIDGE	48 MINS
ABBOTSFORD	53 MINS

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