

**AVISON  
YOUNG**

**For Sale**

**403 - 17665 66A Avenue**  
Surrey, BC



3,541 sf corner warehouse  
and office unit in Cloverdale

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## Property details

### PROPERTY DETAILS

Warehouse	1,208 sf
Main floor office	873 sf
Second floor office	1,000 sf
Storage mezzanine	460 sf
<b>Total</b>	<b>3,541 sf</b>

### PID

023-957-158

### PROPERTY TAXES (2023)

\$14,030

### ZONING

IB (Business Park) zoning allows for a wide variety of industrial and office uses such as distribution, storage, warehousing, manufacturing and some accessory retail sales.

*A copy of the zoning bylaws and strata bylaws are available for review.*

### YEAR BUILT

1998

### LOADING

One (1) grade level loading door (12' x 14')

### CEILING HEIGHT

18' clear in warehouse

### STRATA FEES

\$383.46 per month

### SALE PRICE

\$1,999,000 (\$565 psf)

### AVAILABILITY

January 1, 2024

## Opportunity











Opportunity to acquire a corner strata unit at Chana Place Business Park in the sought after industrial area of Cloverdale, Surrey. The unit is comprised of 1,208 sf ground floor warehouse with an improved 460 sf mezzanine, and 1,873 sf of professionally finished office space.

## Location

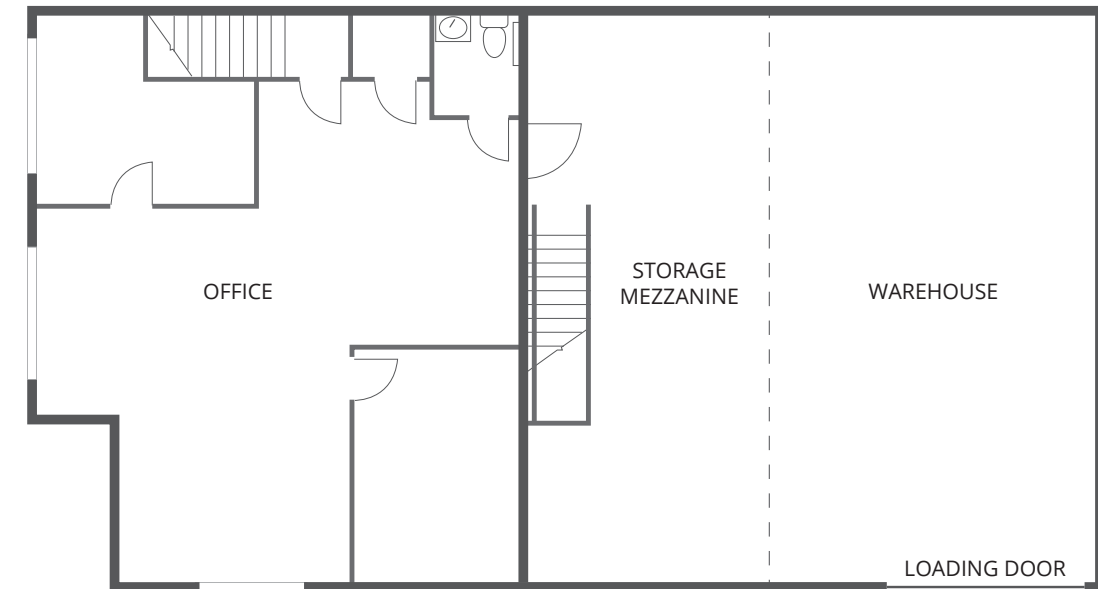
Located east of Highway 15 on 66A Avenue, the Subject Property is conveniently positioned near several major routes, including Highway 1, Highway 10, Highway 15, Fraser Highway, and the South Fraser Perimeter Road.

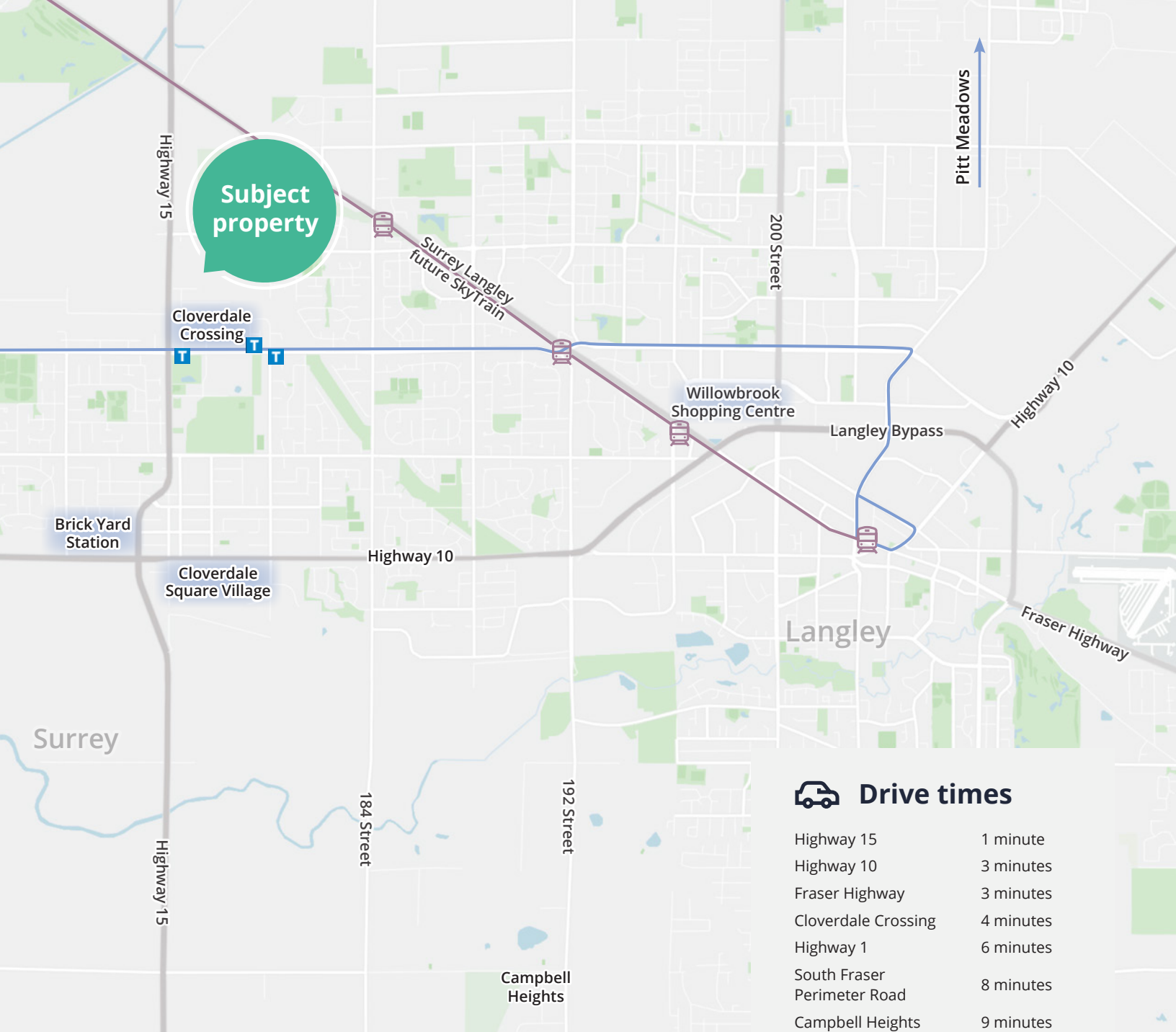
Nearby amenities include the Cloverdale Crossing and Brick Yard Station retail centers along Highway 15, as well as Cloverdale Square Village on Highway 10.

## Property highlights

-  Highly sought-after area with easy access to major arterials
-  Conveniently serviced by the 395 bus line, connecting commuters to Langley Centre and King George SkyTrain Station
-  Professionally finished office space with multiple offices, open areas, and reception
-  Ample natural lighting
-  100 amp, 3-phase electrical service
-  Ample parking
-  Sprinklered
-  Concrete tilt-up construction
-  Two (2) washrooms
-  Signage opportunity

## Floorplan





**Subject property**



### Drive times

Highway 15	1 minute
Highway 10	3 minutes
Fraser Highway	3 minutes
Cloverdale Crossing	4 minutes
Highway 1	6 minutes
South Fraser Perimeter Road	8 minutes
Campbell Heights	9 minutes
Langley City	10 minutes
Pitt Meadows	18 minutes



Transit Stop — 395 Langley Centre/  
King George Station bus line



Future Skytrain Stations

## Contact for more information

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