

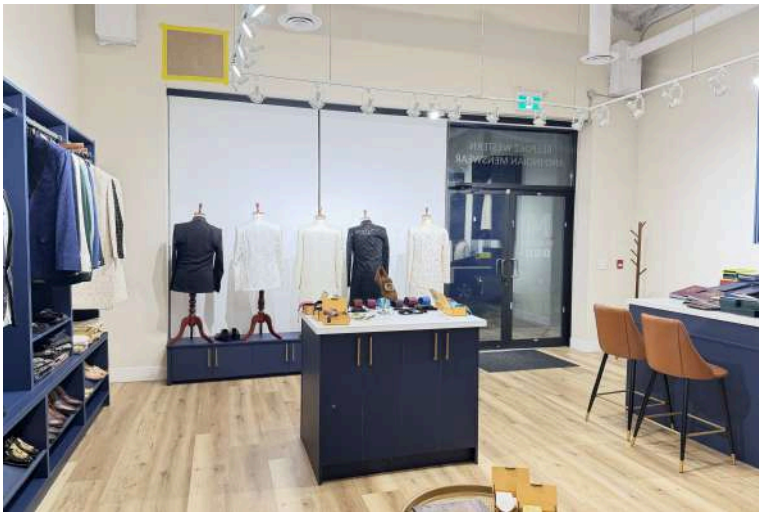


Position your business in the heart of Sullivan Station, one of Surrey's fastest-growing and most affluent residential communities. This well-located 753 sq. ft. retail and service unit offers an exceptional opportunity for professional and personal service operators seeking strong visibility, consistent foot traffic, and long-term growth potential. Centrally situated within the area's core commercial node, the property is surrounded by high-density townhomes, condominiums, and single-family residences, with steady daily traffic generated by nearby schools, daycares, medical clinics, and neighborhood retail. The location also benefits from excellent accessibility via major arterial routes and public transit.

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**Property Details**

**Retail Space            753 sqft**

**Zoning**

**CD Zoning  
Ideal for Medical Office, Dental  
Office,                    Immigration,  
Accounting and many more.**

**Lease**

**\$2196.25**

**Availability**

**Vacant**

**Opportunity**

**Central Core of Sullivan Station – Surrey, British  
Columbia**

Available Area: 753 Square Feet

An exceptional opportunity to lease a professionally positioned retail and service commercial unit in the central core of Sullivan Station, one of Surrey’s most established and rapidly growing residential communities. This 753 square foot street-level unit is ideally suited for service-oriented, professional, and wellness-based businesses seeking long-term visibility and stability within a high-density neighbourhood.

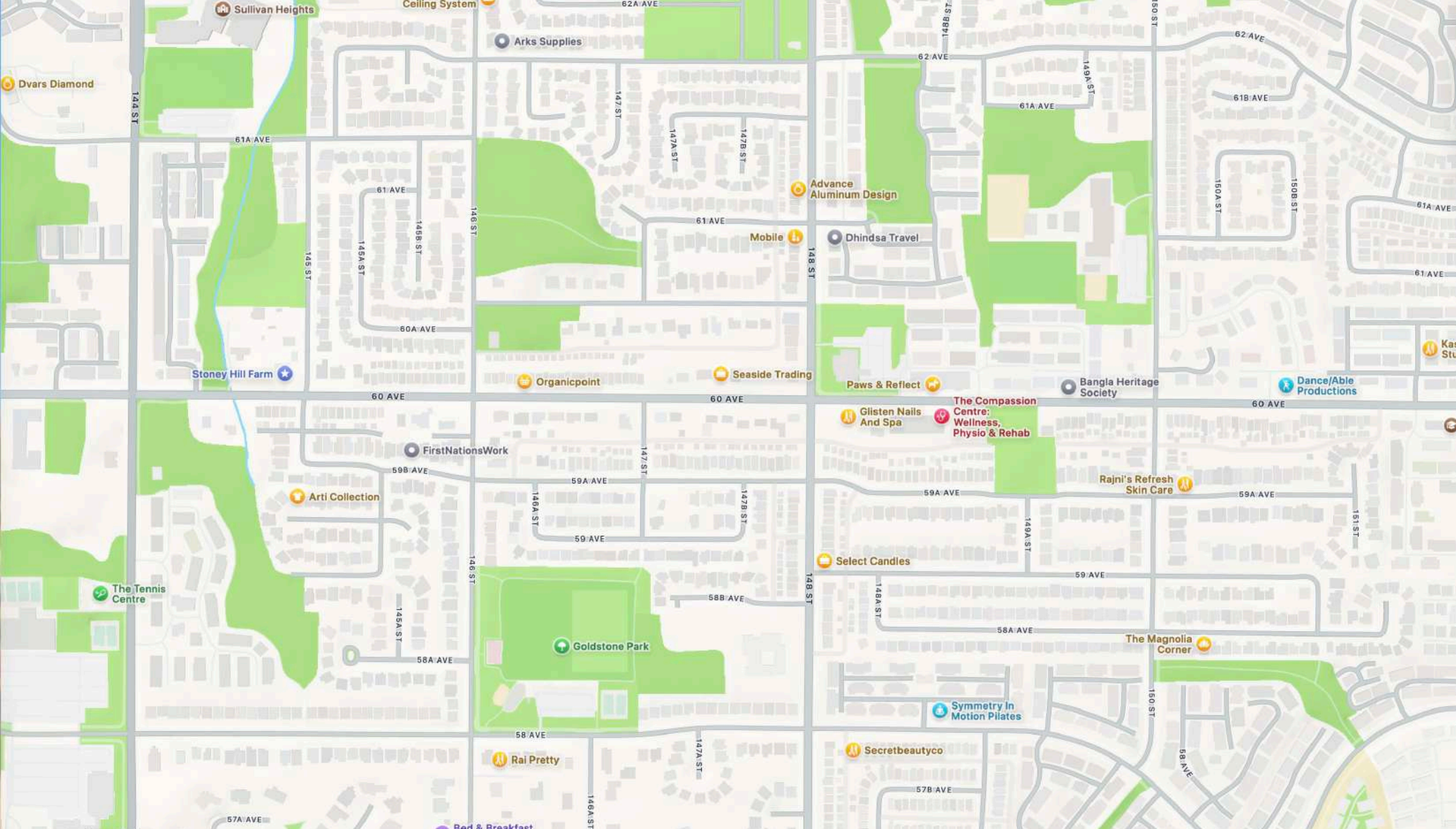
**Strategic Location**

- Centrally located within the primary commercial hub of Sullivan Station
- Immediate exposure to a large and growing residential population, including townhomes, condominiums, and single-family dwellings
- Strong surrounding tenant mix comprising medical, educational, childcare, and neighborhood-serving retail
- Convenient access to major arterial roadways and public transit routes, enhancing customer accessibility

**Permitted & Ideal Uses**

- The premises is particularly well-suited for a broad range of professional, personal service, and wellness uses, including but not limited to:
- Nail Bar, Beauty, or Personal Care Studio
- Mortgage Brokerage or Financial Services Office
- Immigration, Legal, or Consulting Services
- Registered Massage Therapy (RMT) Clinic
- Physiotherapy, Rehabilitation, or Allied Health Services
- Wellness, Medical, or Professional Office Use





Contact for more information  
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