

# FOR SALE | INDUSTRIAL/OFFICE

2,777 SF at Bear Creek Business Plaza

## 107 8299 129 Street

SURREY, BC





## Opportunity

Rare opportunity to purchase industrial/office space at the Bear Creek Business Plaza in Surrey, BC. This unit provides a total of 2,777 SF (1,904 SF ground floor + 873 SF mezz). Ideal for a variety of small businesses with flexible IL zoning. Quality space in a sought after location in the Newton submarket of Surrey

## Unit Features

- 20' Clear Ceiling Height in Warehouse (approx 24.5' x 41')
- 1 Grade-level loading bay (10'x12')
- Three-phase power
- Fully sprinklered
- Finished washrooms on ground floor and mezz
- Built in 1996
- 2025 Property Tax: \$14,781.16
- Strata Fee: \$479.65 per month
- 4 dedicated parking stalls plus ample visitor parking
- Fully finished office space

## Location

The subject property is located in Central Newton, which provides a large pool of skilled labor and close proximity to major arterials. Located just off 84 Avenue, the Alex Fraser Bridge is just minutes away, providing access to and from Annacis Island, Richmond, New Westminster and other communities along Highway 91.

## Zoning

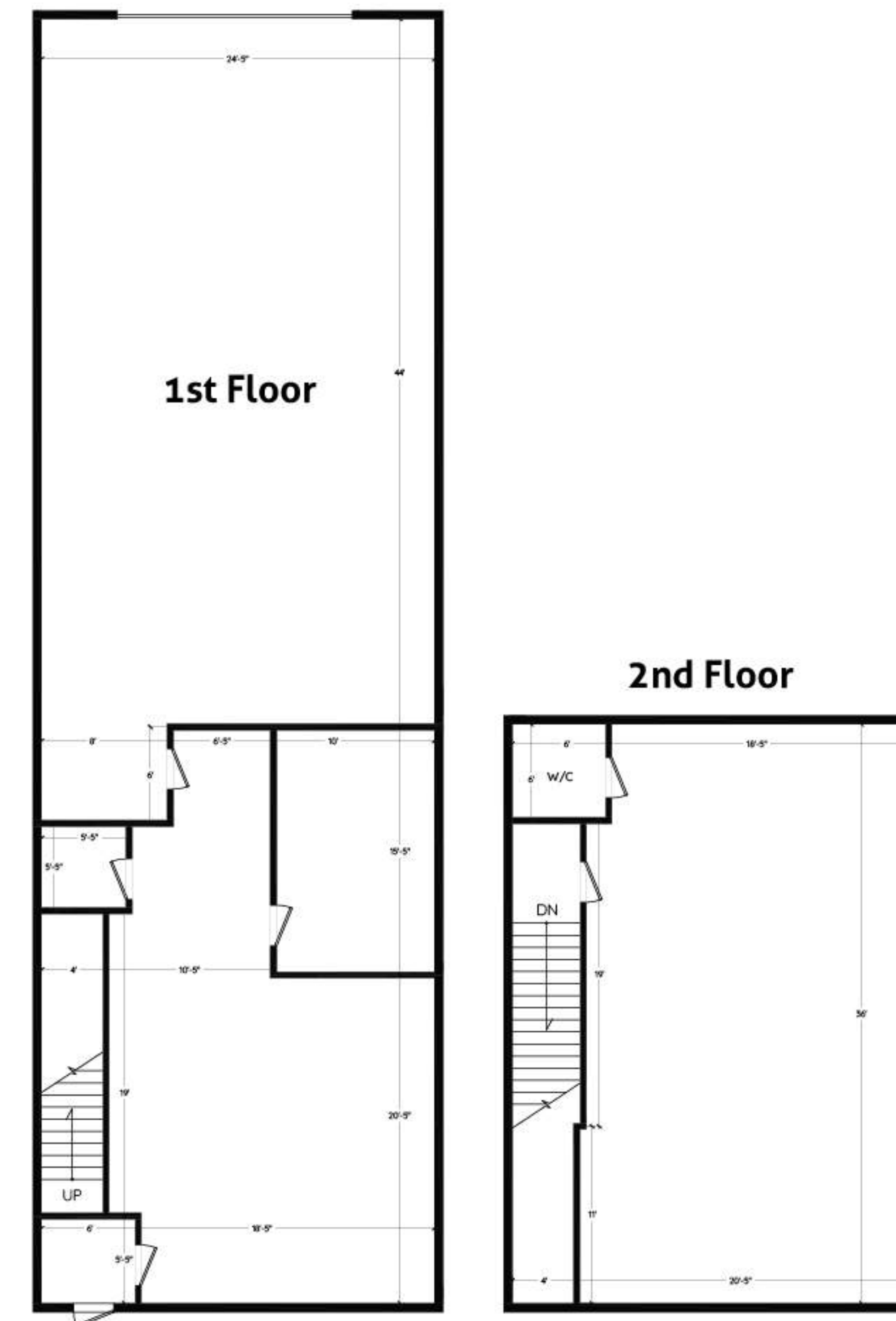
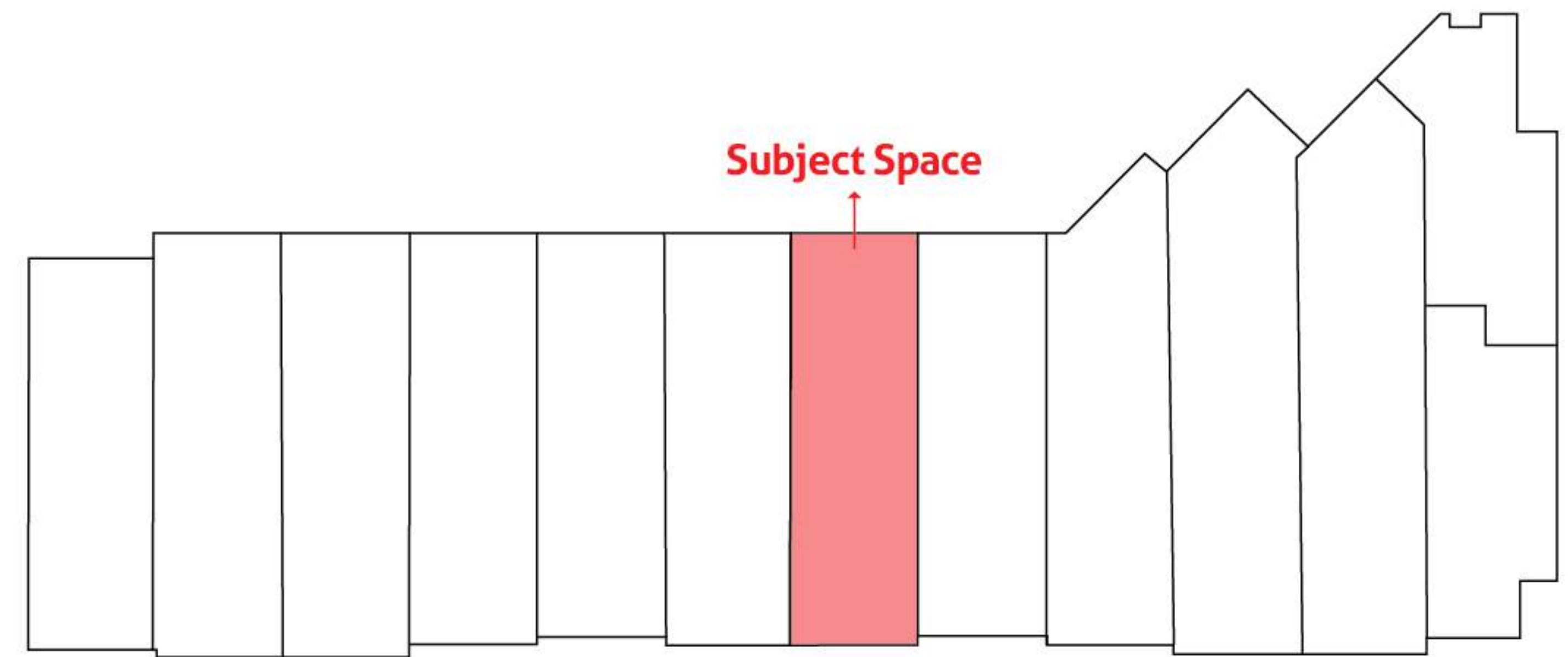
IL (Light Industrial) zoning accommodates a wide variety of light industrial, manufacturing and office uses including automotive service/paint/body work, equipment rentals, warehouse/distribution and accessory uses such as recreation facilities, assembly halls and childcare centres.

## Availability

Immediately

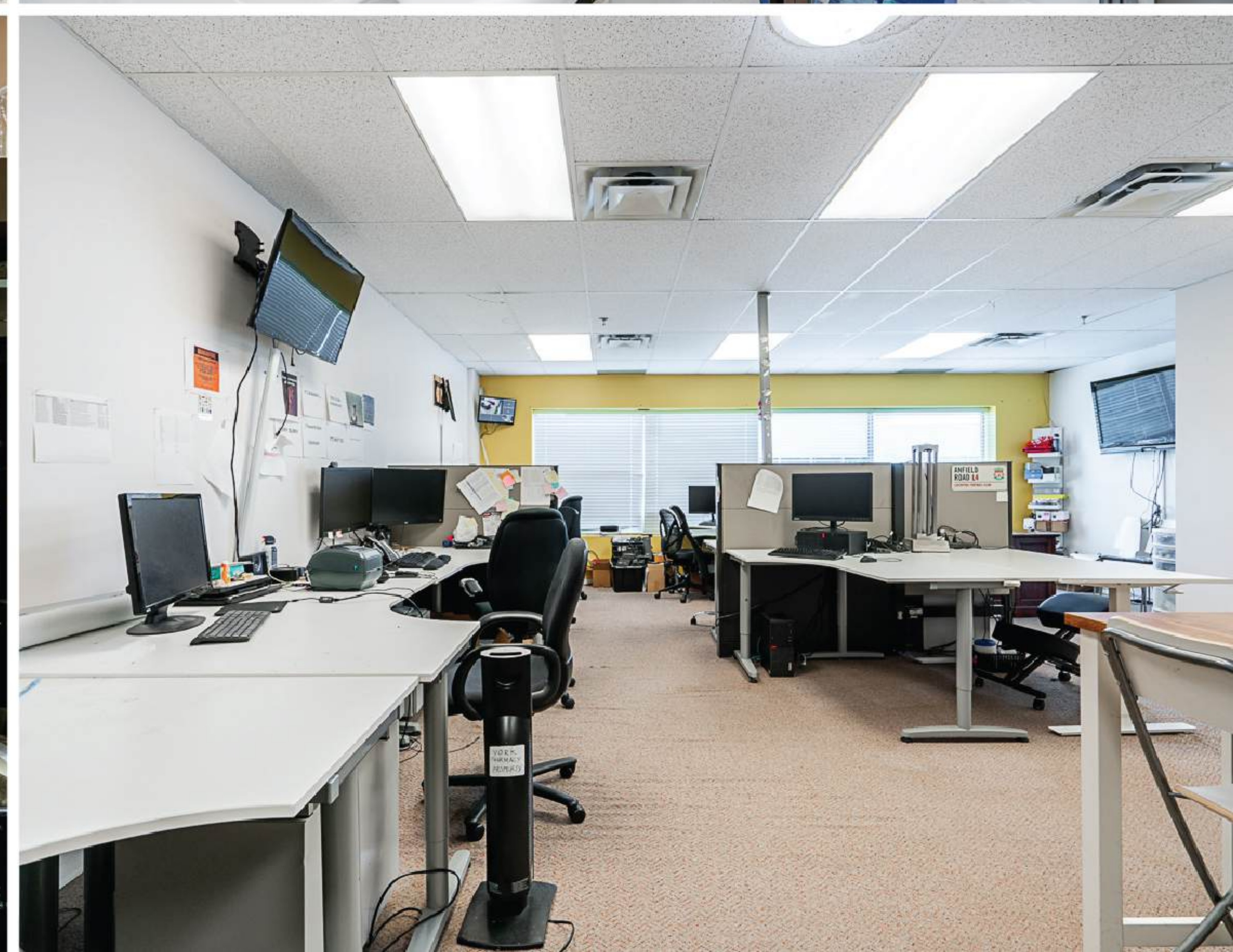
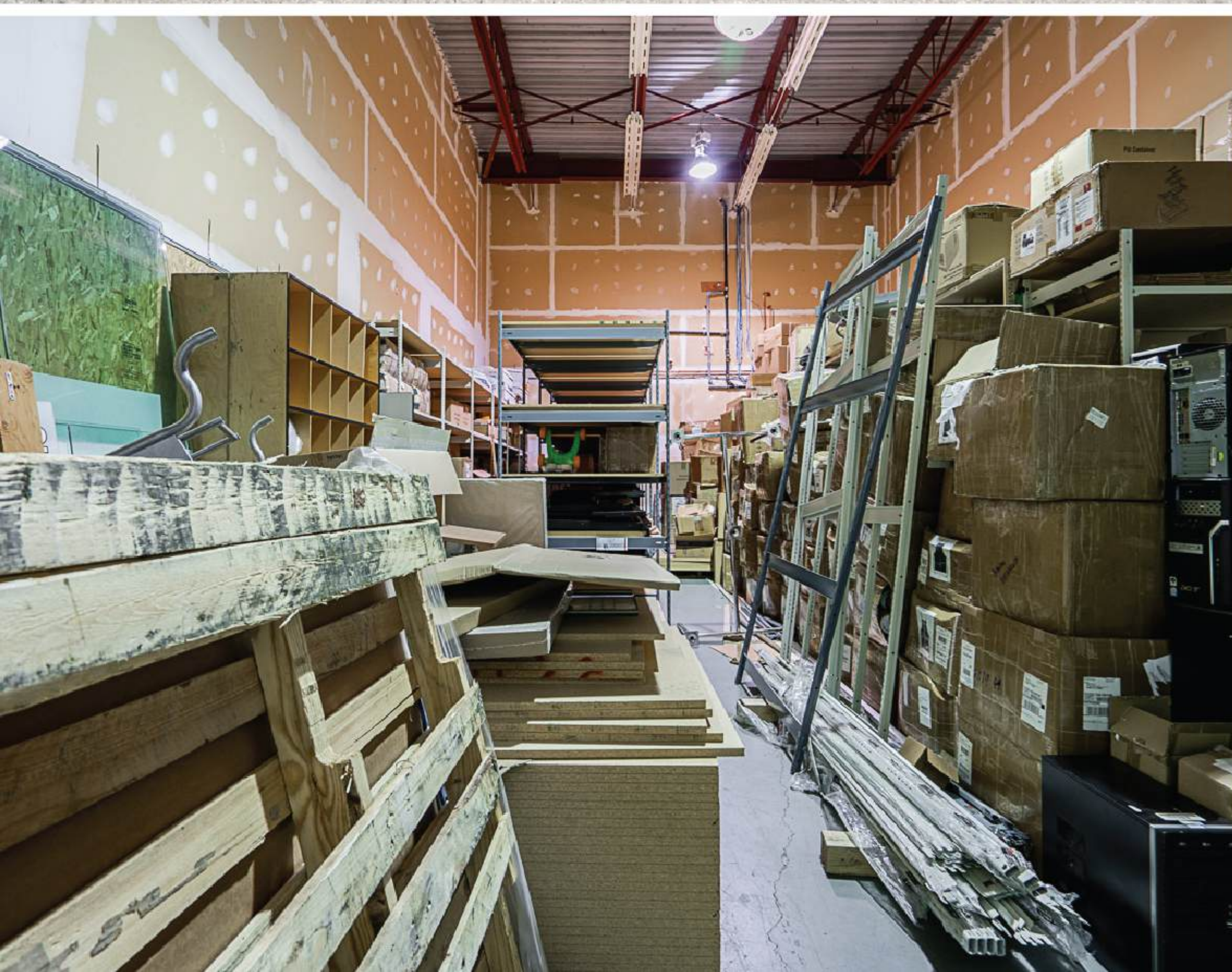
## Asking Price

\$1,599,888



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