

FOR SALE OR LEASE | INDUSTRIAL
#24-25 - 8528 123RD STREET
SURREY, BC

NEW PRICE



3,805 SF WAREHOUSE/OFFICE UNIT

- ▶ Centrally Located in West Newton
- ▶ End-Cap Units

Location

The subject property is located in Central Newton just east of 123rd Street and North of 84th Avenue. Chana Industrial Park contains convenient access to Nordel Way, King George Boulevard, and the South Fraser Perimeter Road. The strata complex provides quick access to an abundance of commercial amenities including Nordel Crossing and Scottsdale Centre along Scott Road.

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Legal Description

STRATA LOTS 24 & 25, PLAN NWS3195, PART NW1/4,
SECTION 30, TOWNSHIP 2
PIDS: 017-455-103 & 017-455-251

Features

- ▶ Forced air heaters
- ▶ 17' clear ceilings
- ▶ Two (2) grade loading doors (12' x 14')
- ▶ Ceiling fans
- ▶ 2-piece washroom (ground floor)
- ▶ 3-piece washroom (second floor)
- ▶ End-cap unit
- ▶ Private offices
- ▶ Security cameras equipped with 24/7 cell phone access
- ▶ Gates at both entrances, one remote control operated

Available Space

Warehouse	1,841 SF
Office	982 SF
Second floor office	982 SF
Total	3,805 SF

Property Taxes

\$15,210.26 (2024)

Asking Price

\$1,875,000
\$1,598,000 (\$420 per SF)

Additional Rent (2023)

\$5.98 PSF per annum

Zoning

IL (Light Impact Industrial)

Strata Fees

\$663.87 per month

Basic Rent

\$20.00 PSF per annum

Total Monthly Rent

\$8,237.83 plus GST

Availability

Contact broker



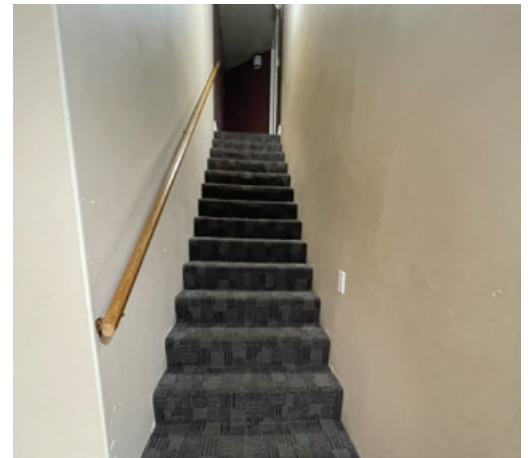
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Entrance to complex from 123th Street



Entrance to complex from 124th Street

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