

FOR SALE

INVESTMENT OR OWNER USER OPPORTUNITY // 15,043 Sq. Ft.

120 176 STREET, SURREY, B.C.



DAMIEN ROUSSIN

President & CEO

604-270-1711 ext. 143



**DORSET
REALTY**
GROUP

FOR SALE

120 176 STREET | SURREY



DETAILS:

ADDRESS:	120 176 STREET, SURREY, B. C., V3S 9S2
ZONING:	C-8 (COMMUNITY COMMERCIAL ZONE)
PID:	003-984-907
BUILDING SIZE:	15,043 SQ. FT.*
LOT SIZE:	23,552 SQ. FT.*
BASE RENT:	\$21.30 PSF (ANNUAL)
ADDITIONAL RENT:	\$13.96 PSF (ANNUAL)
PROPERTY TAX:	\$ 54,772.04 (2023)
ASKING PRICE:	\$ 7,950,000.00

*LAND AND BUILDING MEASUREMENTS ARE APPROXIMATE AND TO BE VERIFIED BY BUYER IF IMPORTANT

120 176 STREET | SURREY



PROPERTY:

- ◆ 15,043 sq ft two-storey office space in a prime business district
- ◆ Ample on-site parking for employees and visitors
- ◆ Modern, flexible office layouts with bright, natural light-filled interiors, ideal for a variety of business needs.

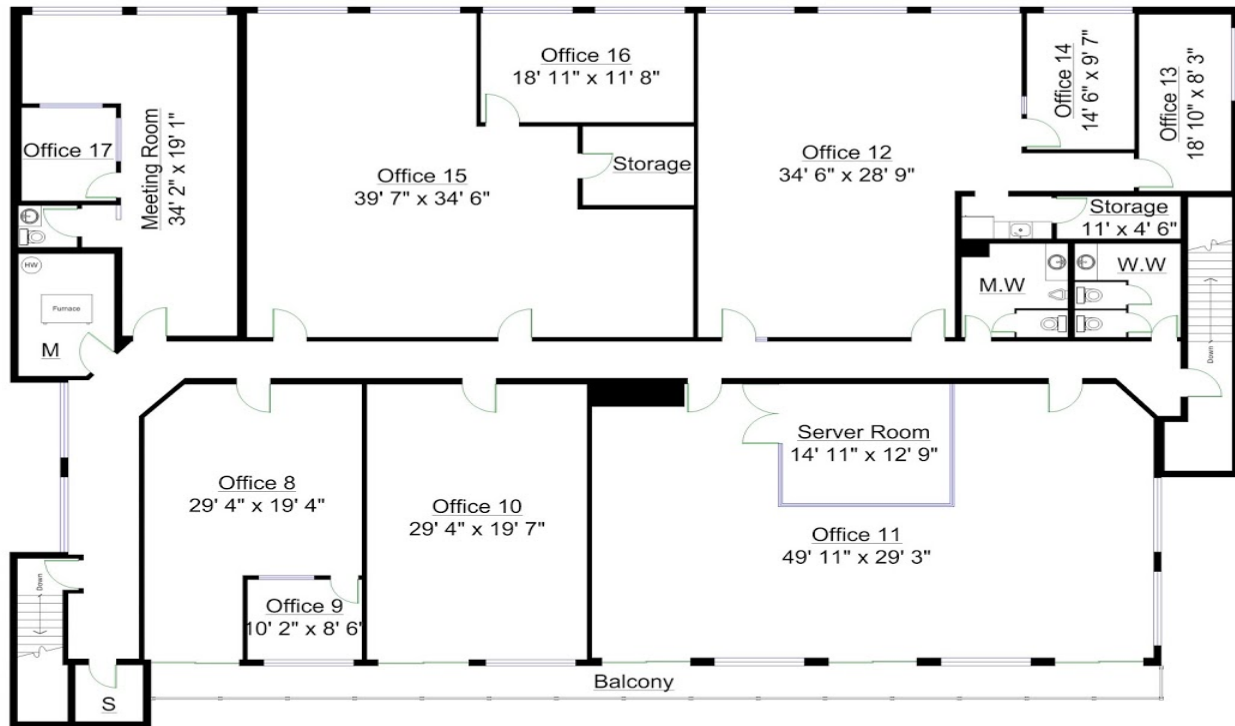
LOCATION:

- ◆ Minutes from the Canada/ USA Pacific Highway border crossing
- ◆ Close to major arterial highways including Highway 10, 15 and 99
- ◆ Ideal for businesses requiring cross-border connectivity

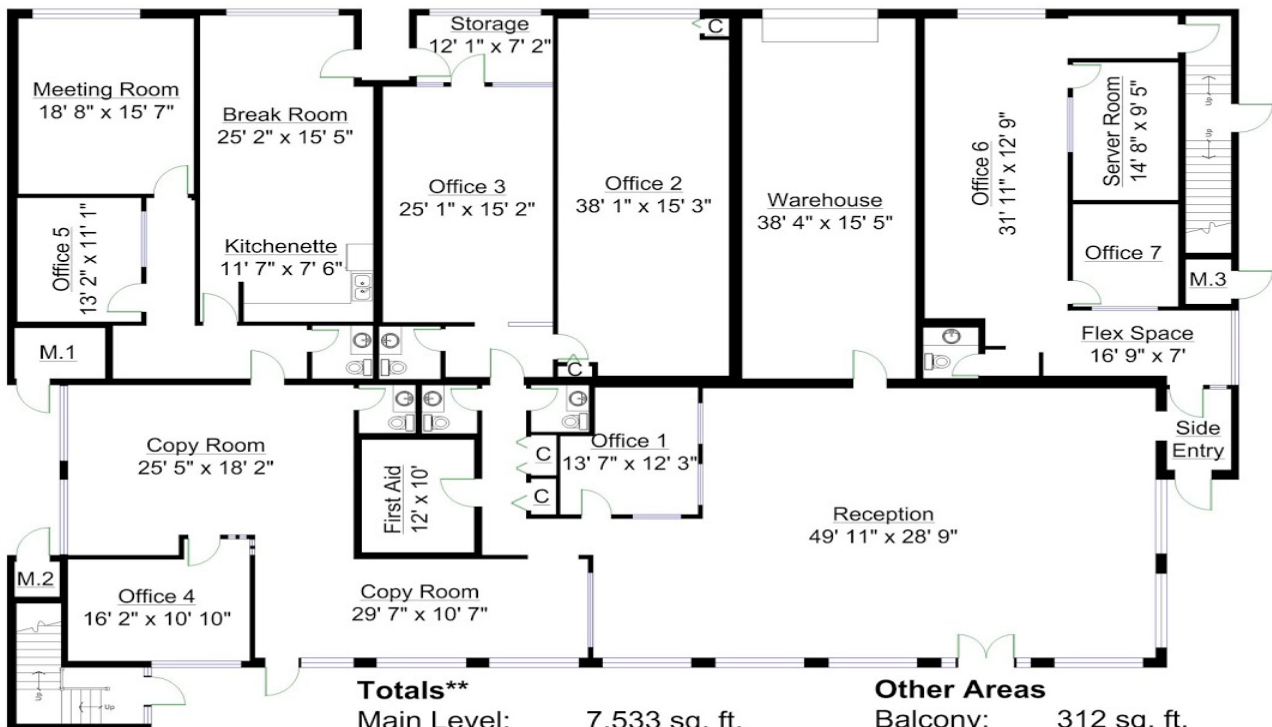


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FLOORPLAN:

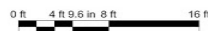


UPPER LEVEL



MAIN LEVEL

Totals**		
Main Level:	7,533 sq. ft.	Other Areas
Upper Level:	7,510 sq. ft.	Balcony:
TOTAL:	15,043 sq. ft.	312 sq. ft.



** Approx. based on interior measurements to exterior walls

** Total square footage not taken from original blueprints

Please contact us for additional information and offering instructions:



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