

267-12899 76 AVENUE, SURREY
HIGH-EXPOSURE OFFICE SPACE

**FOR
SALE**



WILLIAM | WRIGHT

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Overview

William Wright Commercial is pleased to present a rare opportunity to acquire a highly desirable office unit in Surrey Design Centre.

The unit features a spacious reception area for maximum exposure, a separate boardroom, multiple private offices, and a kitchenette offering one of the most functional layouts in the entire complex. Strategically located in the heart of Surrey's established retail and office hub, the property benefits from a professionally managed strata environment, convenient access, and close proximity to major amenities and transit routes.

Three offices are leased to established professional tenants, providing stable income, while two offices remain available for lease or owner occupancy. This configuration makes the property well-suited for both investors seeking income stability and end users looking for partial occupancy with supplemental revenue.

Tastefully renovated in 2023, A truly compelling opportunity that merits in-person viewing. Vacant possession is also available.



Unit 267 offers a separate boardroom, multiple private offices, and a kitchenette



High-Exposure and Functional Layout



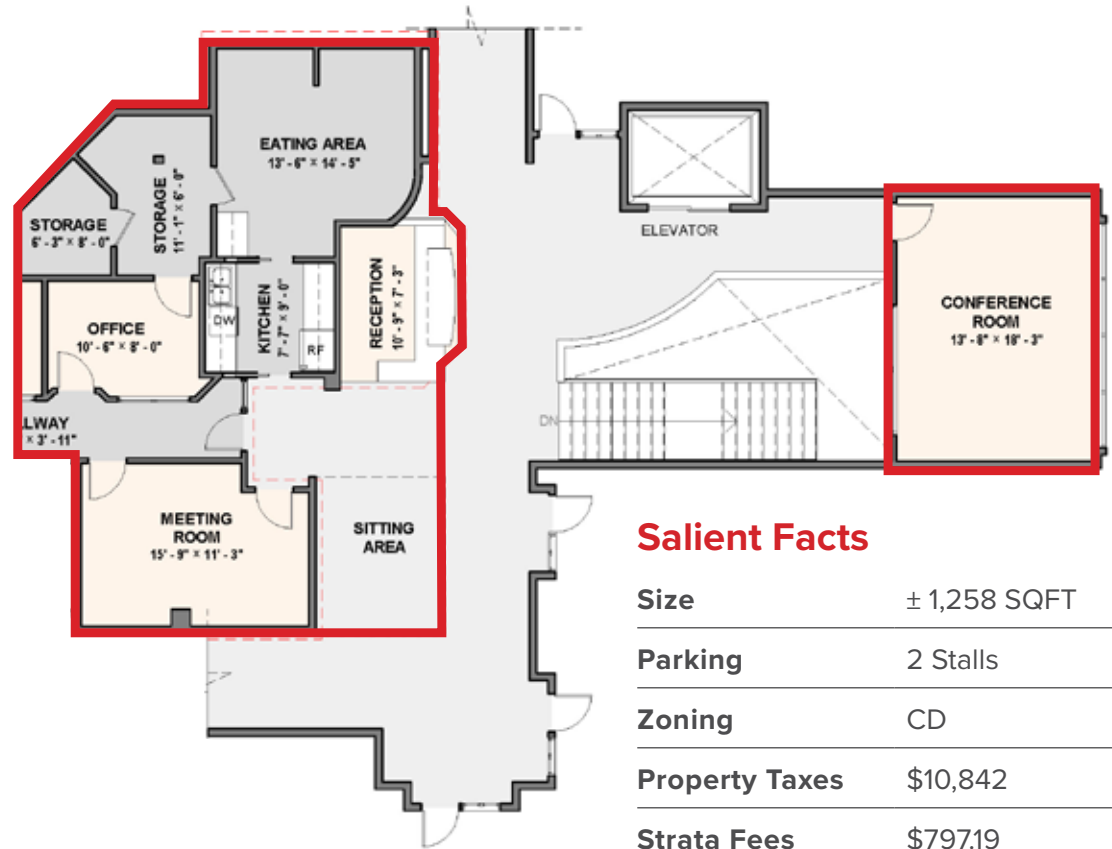
Strong Income with Flexibility



Prime Surrey Design Centre Location



Renovated and Immediate Opportunity

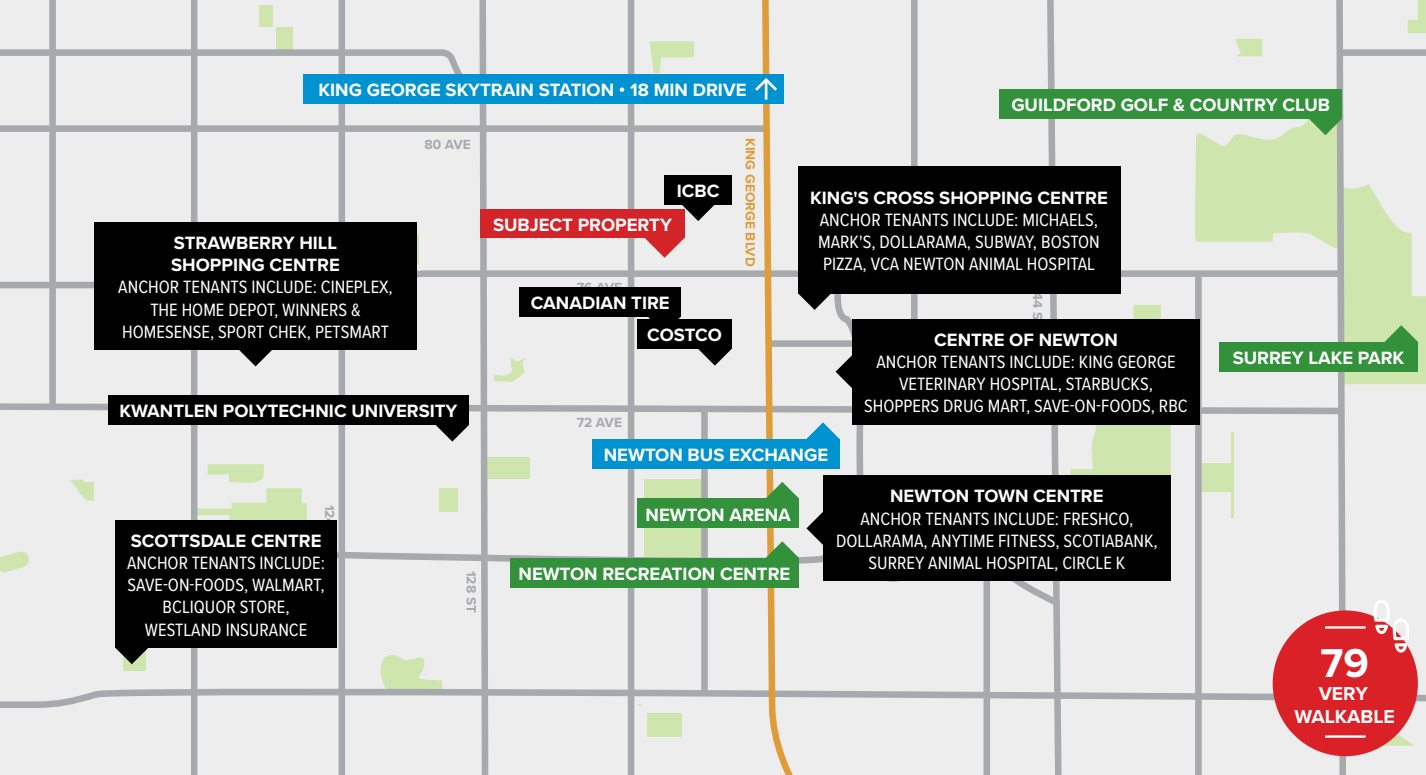


Salient Facts

Size	± 1,258 SQFT
Parking	2 Stalls
Zoning	CD
Property Taxes	\$10,842
Strata Fees	\$797.19
PID	023-929-961
Price	\$1,048,000

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





DRIVE TIME 

- Kwantlen Polytechnic University --7 Mins
- Newton Bus Exchange -----12 Mins
- King George Blvd Station -----18 Mins
- Surrey City Centre ----- 20 Mins
- New Westminster ----- 29 Mins
- YVR Airport ----- 34 Mins
- Burnaby -----41 Mins
- Downtown Vancouver ----- 55 Mins

West Newton, Surrey

Situated at the prominent area of 76 Avenue and 128 Street in the heart of West Newton, this property benefits from exceptional exposure within one of Surrey’s most established commercial nodes. West Newton is recognized as a vibrant retail and office hub, serving a dense and growing residential population.

The unit is centrally positioned in close proximity to Payal Business Centre, Little India Plaza, and York Business Centre—three of the area’s most active commercial destinations—creating strong surrounding business synergy and consistent foot traffic.

With convenient access to major arterial routes and public transit, the location offers excellent connectivity throughout Surrey and the broader Metro Vancouver region. Combined with its setting within a professionally managed strata complex, this is a strategic and highly functional location for both investors and owner-occupiers seeking long-term value.

For More Information Contact

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