



105 & 205 -17670 65A Avenue, Cloverdale, BC

FOR SALE | Live/Work Opportunity in Cloverdale

VALLEY COMMERCIAL TEAM

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*Personal Real Estate Corporation

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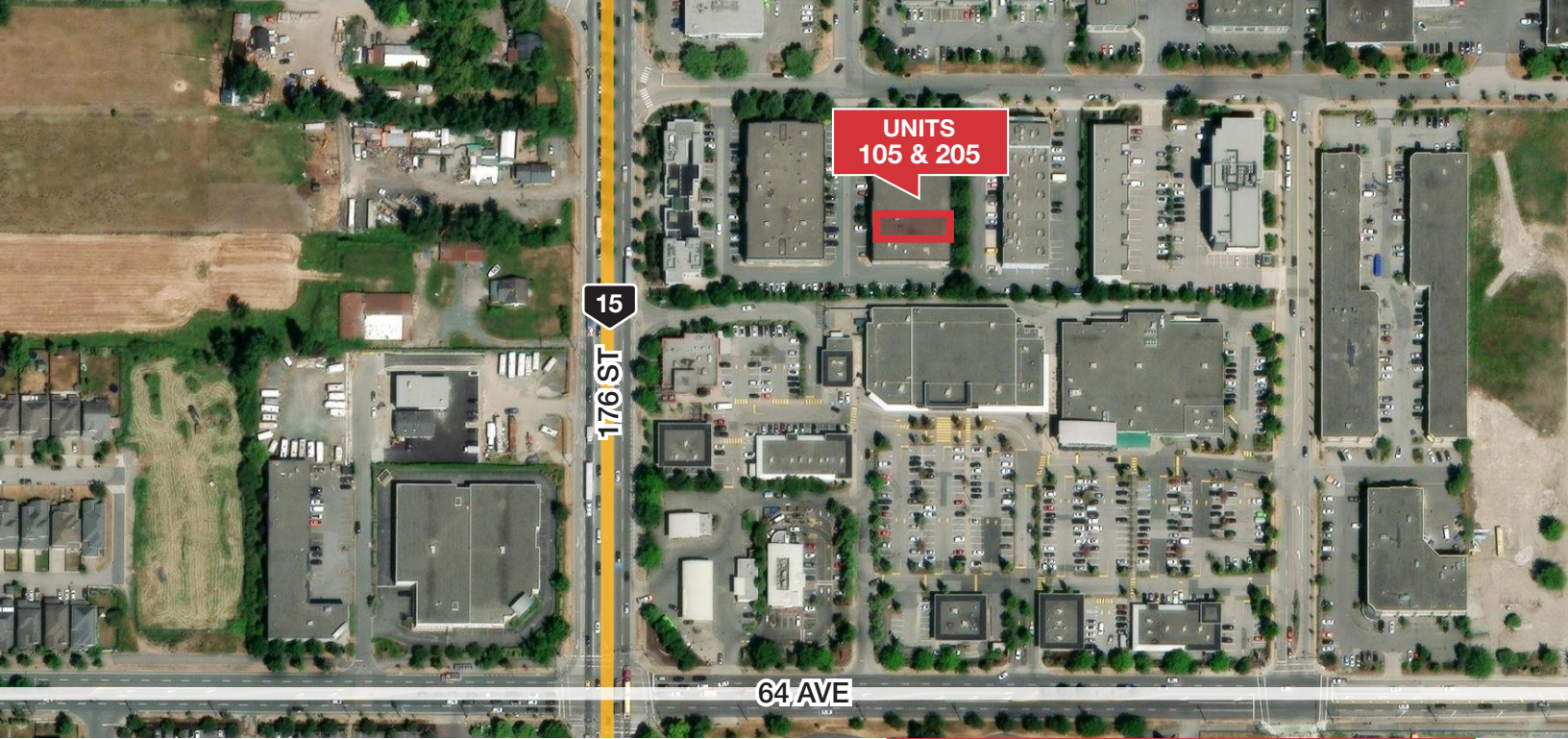
*Personal Real Estate Corporation

NAI Commercial (Langley) Ltd.

20353 64th Avenue, Suite 214, Langley, BC V2Y 1N5

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105 & 205

17670 65A Avenue

Surrey, BC

Property Description

Terrific industrial investment in Cloverdale close to 176th with easy access to the border and Highway #1. Enjoy living in a beautifully renovated one bedroom, second floor caretaker suite while generating income from the main floor unit. The caretaker suite includes a large bedroom, living room, den, open kitchen and large bathroom with stackable washer and dryer.

Investment Highlights

- ▶ Direct access to 176th St
- ▶ Fully sprinklered
- ▶ Motorized 10x12 grade loading door
- ▶ Steps from Cloverdale Crossing which provides a variety of amenities

Property Details

Legal Description

Strata Lot 13, Plan BCS3923, Section 17, Township 8, New Westminster Land District, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

PID

028-533-003

Available Area

Warehouse	2,724 SF
Suite	1,514 SF
Total	4,238 SF

Zoning

IB – Business Park

Availability

Immediate

Year Built

2010

Price

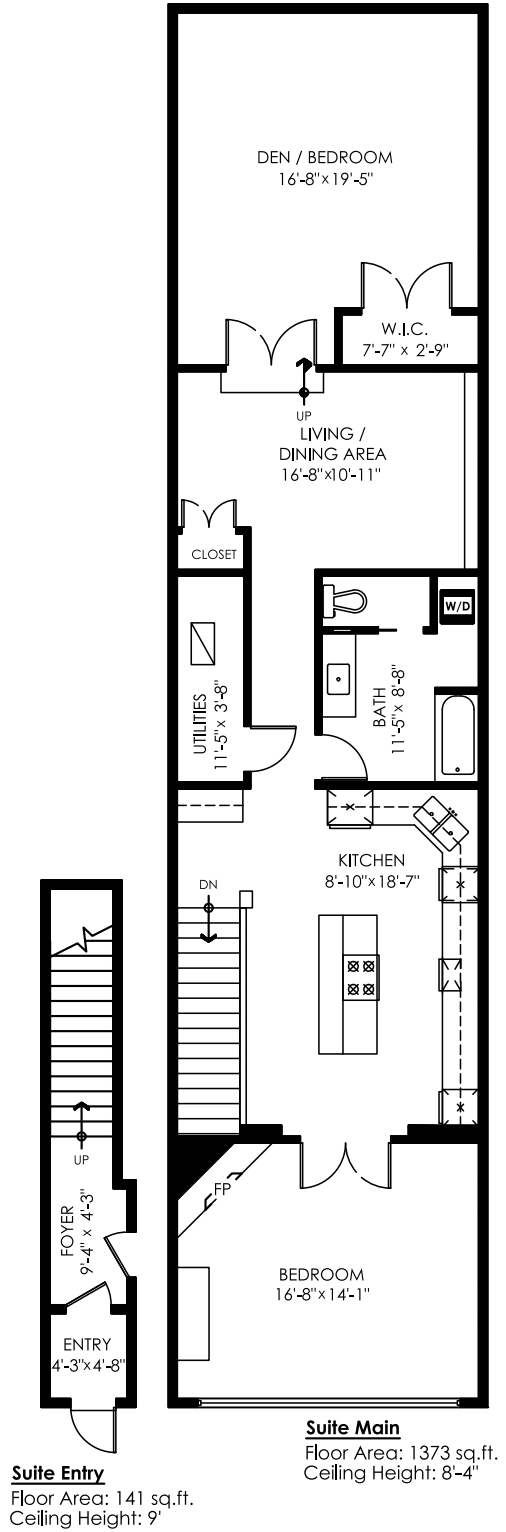
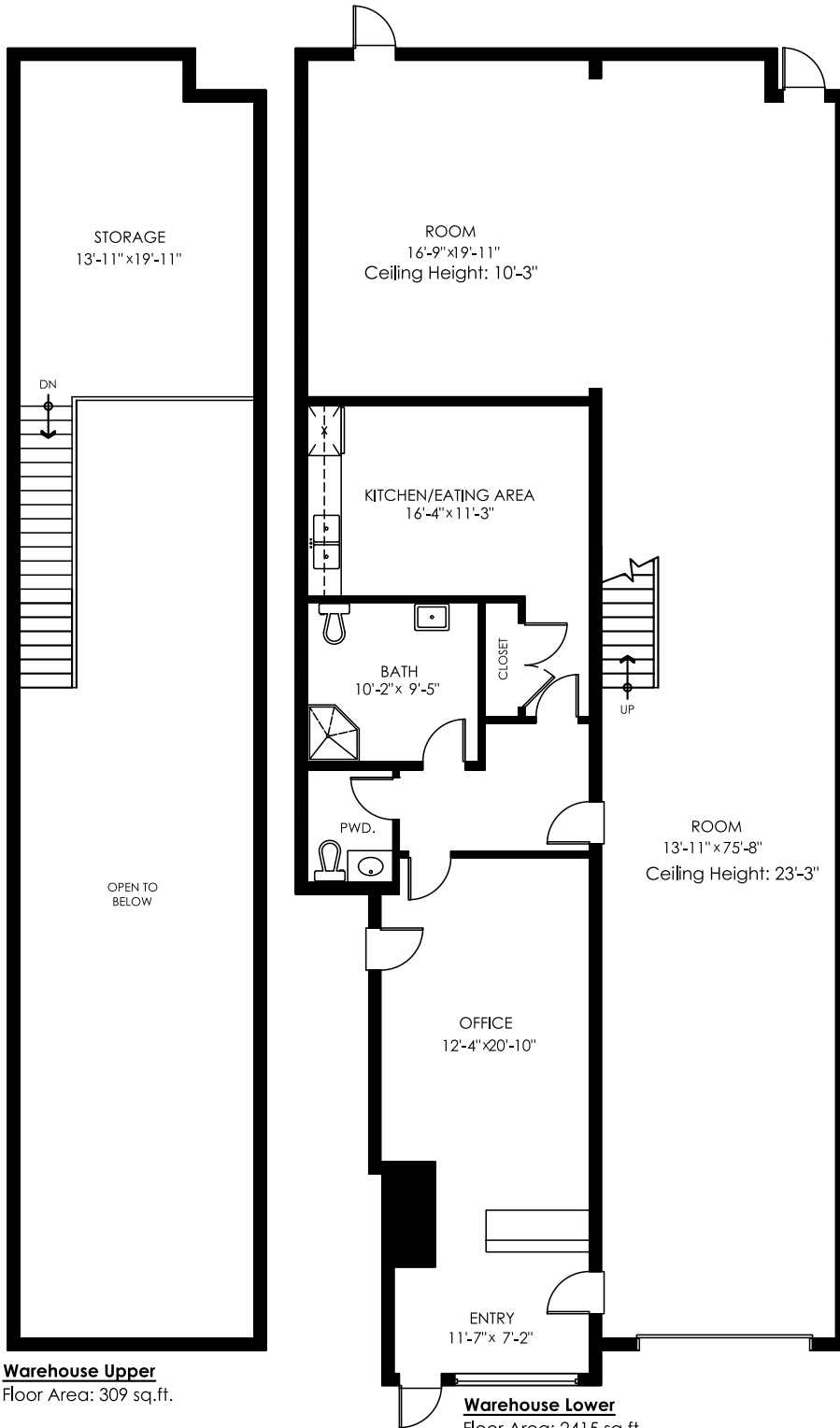
\$2,549,000



UNIT 205



Floor Plan





17670
65A AVE

Boston
Pizza



LONDON
DRUGS

save on foods

UMAMI
SUSHI

SUBWAY

TD

Tim Hortons

176 ST

15

64 AVE

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