

FOR SALE | INDUSTRIAL  
**UNIT 104 - 18669 52 AVENUE**  
SURREY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**NEW PRICE**



► **3,210 SF Quality Small-Bay Unit**

► **Rymar Business Centre**

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# FOR SALE | INDUSTRIAL UNIT 104 - 18669 52 AVENUE SURREY, BC

## Location

Rymar Business Centre is located East of 184th Street within the Cloverdale Business Park minutes from Kwantlen University, Downtown Cloverdale, Willowbrook Shopping Centre and only a kilometer away from the upcoming new Surrey Hospital. This location provides easy access to Highway 10 (56 Avenue), Highway 15 (Pacific Highway), and Highways 1 and 99. The US border crossing is only minutes away. Multiple drive aisles in the complex allow for easy access and egress.

## Features

- ▶ Concrete demising wall
- ▶ Grade loading (12' X 10')
- ▶ Sprinklered
- ▶ Two (2) piece handicap washroom (warehouse)
- ▶ Three (3) piece washroom (second floor office)
- ▶ 3-phase electrical service
- ▶ Radiant tube heating
- ▶ 23' ceilings



## Zoning

IL (Light Impact Industrial). A full copy of bylaws can be provided upon request.

## Available Space

Warehouse	2,100 SF
Second Floor Office	1,110 SF
<b>Total</b>	<b>3,210 SF</b>

## Asking Price

~~\$1,890,000~~ \$1,699,000 (\$529/PSF)

## Property Taxes (2025)

\$12,248.20

## Strata Fees

\$367.16 per month + GST

## Availability

Upon closing



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