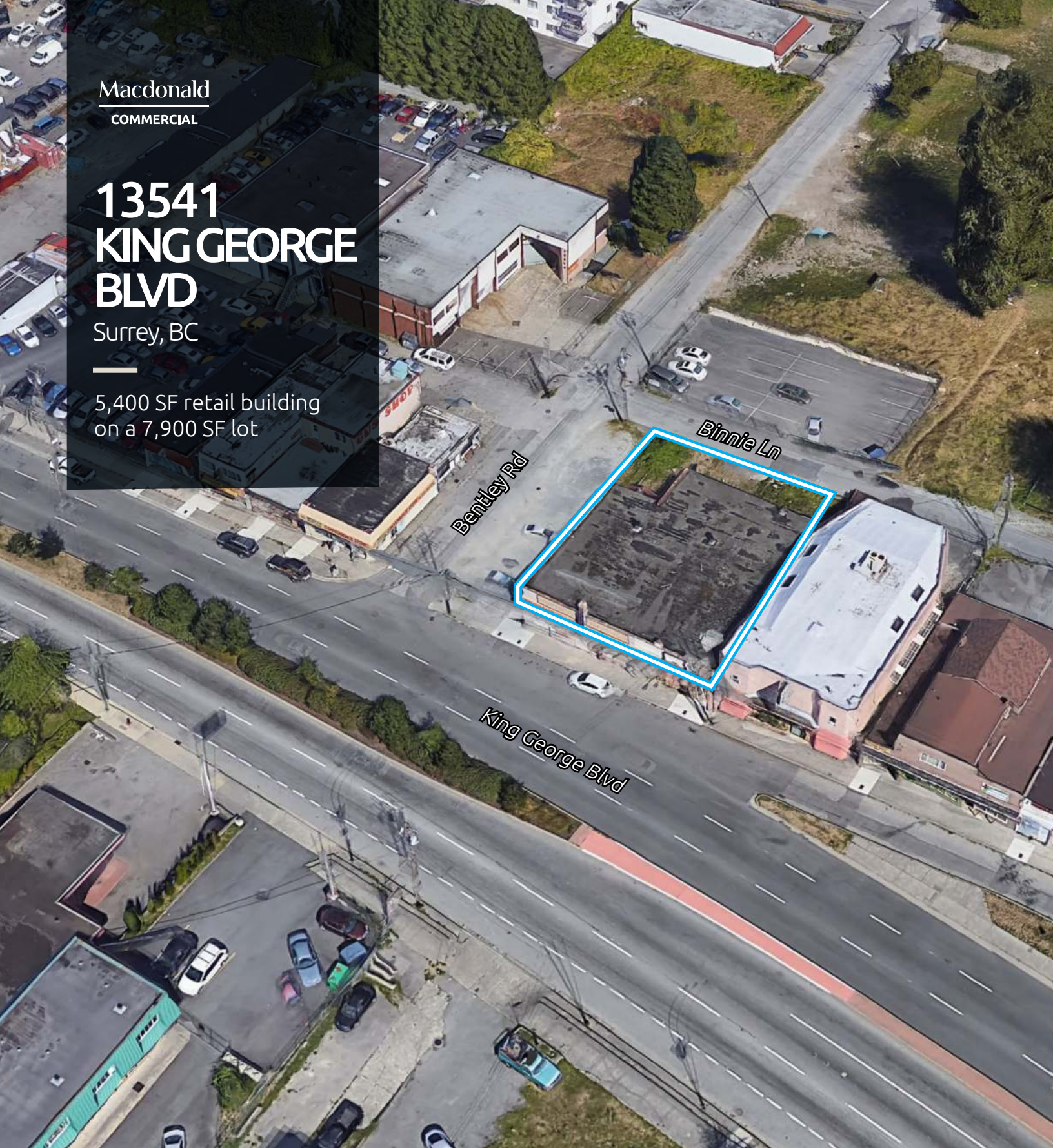


Macdonald  
COMMERCIAL

# 13541 KING GEORGE BLVD

Surrey, BC

5,400 SF retail building  
on a 7,900 SF lot



**Trideep Chakraborty\***

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— member of —

**CORFAC**  
INTERNATIONAL

\* Personal Real Estate Corporation

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Surrey, BC

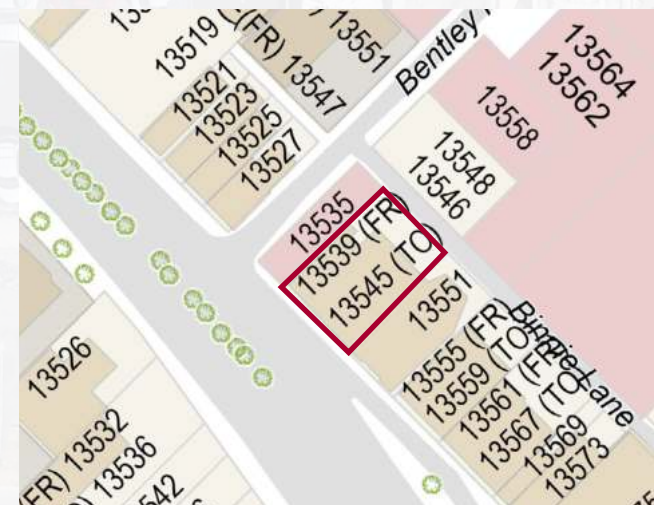
## OPPORTUNITY

A unique opportunity to purchase a 5,400 square foot retail building on a 7,900 square foot lot, divided into three independent retail units, including a full-service kitchen with a canteen-style setup in one unit. The building is currently rented to The City of Surrey under a short-term lease that may be extended. The Official Community Plan (OCP) designation of "Downtown" currently allows up to 3.5 FSR, supporting mid to high-rise mixed-use construction.

Current lease rates support market rates of up to \$40 per square foot per year or more. The property is fully improved with office space, new roofing, HVAC systems, a new commercial kitchen, and much more.

**Offered at \$3,750,000.00**  
**\$695/SF building area**

*Please inquire for additional particulars.*



# 13541 KING GEORGE BLVD

Surrey, BC

## SALIENT FACTS

YEAR BUILT	PID
1949	011-418-150

ZONING
CHI - HIGHWAY COMMERCIAL INDUSTRIAL

LEGAL DESCRIPTION
Legal Discription LOT 2 SECTION 15 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 9187

LOT SIZE (SF)	BUILDING AREA (SF)
7,920	5,400

UNIT MIX	STOREYS
3 CRUs	1

PARKING
5 + ample street parking

OCP LAND USE DOWNTOWN
LAP Mid to High Rise Mixed-Use Plan Area City Center

MARKET RENTS
\$40/SF/YR

NET INCOME (2022)	PT (2022)
\$116,000.00	\$27,948.00

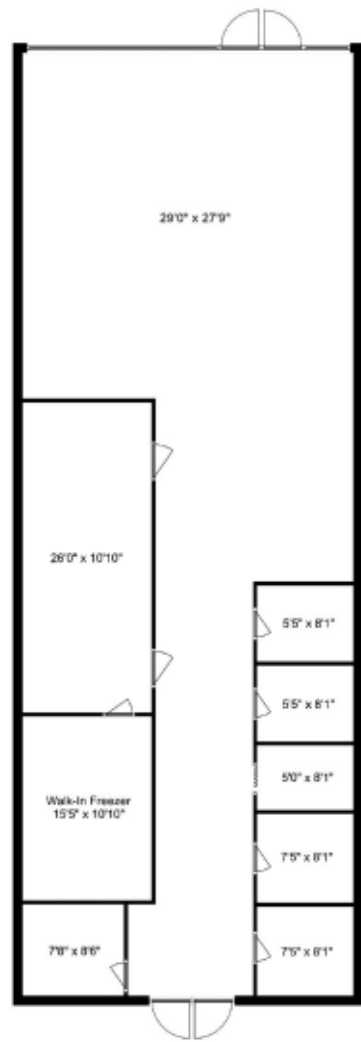


# FLOOR PLAN

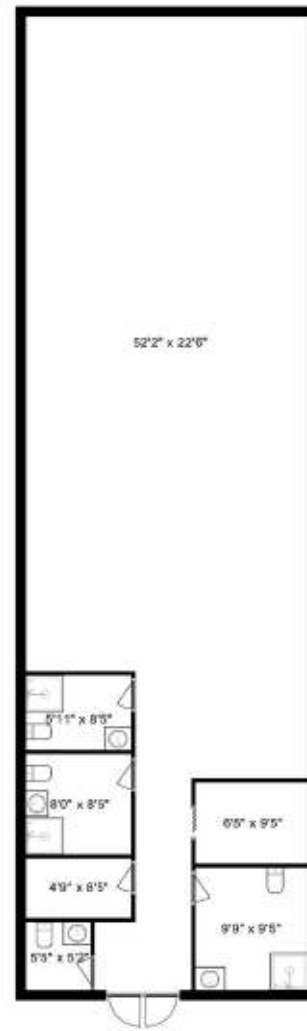
13541 KING GEORGE BLVD,  
Surrey, BC



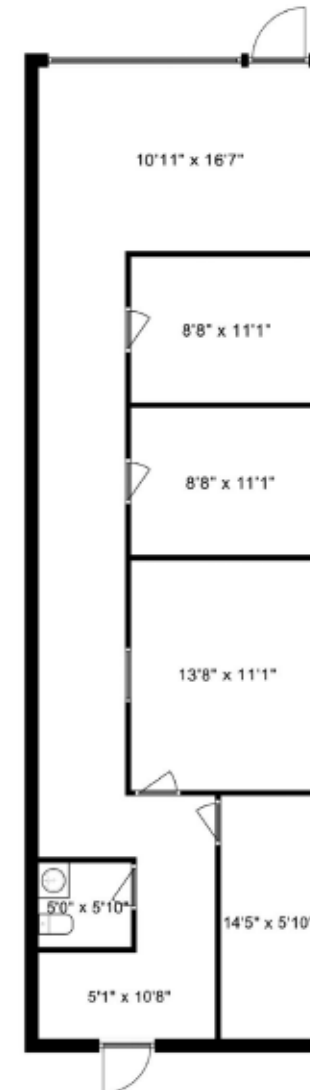
Building Size 5,400 sq.ft.  
Lot Size 7,900 sq.ft.



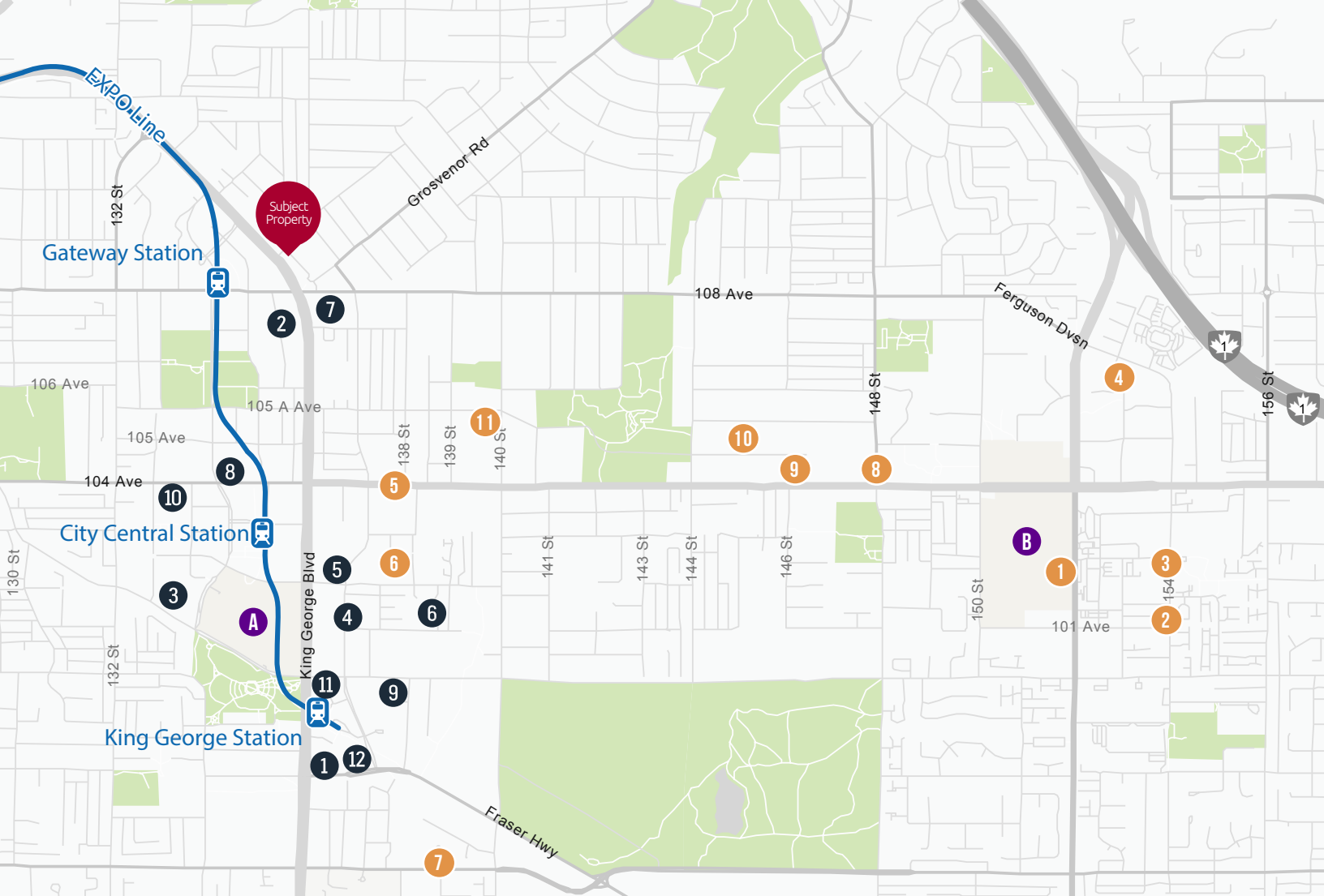
Cafeteria



Dorm















Office



**AMENITIES**

- 1 Landmark Cinemas
- 2 T&T Supermarket
- 3 ICBC Driver Licensing
- 4 Guildford Recreation Centre
- 5 Canadian Tire
- 6 Staples
- 7 Surrey Memorial Hospital
- 8 Real Canadian Superstore
- 9 McDonald's Restaurant
- 10 Henlong Market
- 11 Service Canada Centre
- .....
- SkyTrain Station
- A** Central City Centre
- B** Guildford Town Centre

**SURROUNDING DEVELOPMENTS / DEVELOPMENT APPLICATIONS**

<p><b>1</b>  <b>AVANI CENTRE</b> King George Blvd &amp; Fraser Hwy</p>	<p><b>2</b>  <b>THE GRAND</b> 135A ST &amp; 107A Ave</p>	<p><b>3</b>  <b>THE HOLLAND</b> Old Yale Rd &amp; 133 Str</p>	<p><b>4</b>  <b>PASSAGES</b> Whalley Boulevard &amp; 101 Ave</p>
<p><b>5</b>  <b>GEORGETOWN ONE</b> 13645 102 Ave</p>	<p><b>6</b>  <b>CENTRA SURREY CITY CENTRE</b> 13852 101 Ave</p>	<p><b>7</b>  <b>FLAMINGO TOWERS</b> 13665 107a Ave</p>	<p><b>8</b>  <b>UNIVERSITY DISTRICT</b> 13409 104 Ave</p>
<p><b>9</b>  <b>PARK GEORGE</b> 13768 100 Ave</p>	<p><b>10</b>  <b>LINEA</b> 13318 104 Ave</p>	<p><b>11</b>  <b>KING GEORGE HUB</b> 9930 King George Blvd</p>	<p><b>12</b>  <b>PARK BOULEVARD</b> 9875 Whalley Blvd</p>

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Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

\* Personal Real Estate Corporation