

**FOR SALE**

# 6680 152A Street - Unit 109

Surrey, BC

—  
Fully Improved Retail / Office Investment Opportunity



**Razi Mohamed**

Personal Real Estate Corporation

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Macdonald Commercial Real Estate Services Ltd.

**Macdonald**  
COMMERCIAL

— member of —  
**CORFAC**  
INTERNATIONAL

# Unit 109

## 6680 152A Street

### PROPERTY DETAILS

#### ADDRESS

Unit 109 – 6680 152A Street, Surrey, BC V3S 7J1

#### LEGAL DESCRIPTION

STRATA LOT 9, PLAN EPS4253, SECTION 14,  
TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

#### PID

030-358-345

#### ZONING

Comprehensive Development Zone (CD)

#### USE

Retail / Office

#### SIZE

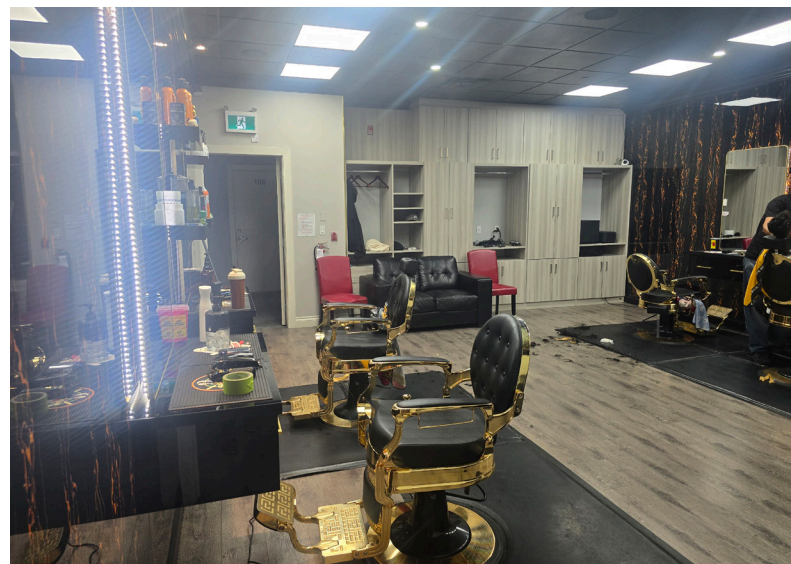
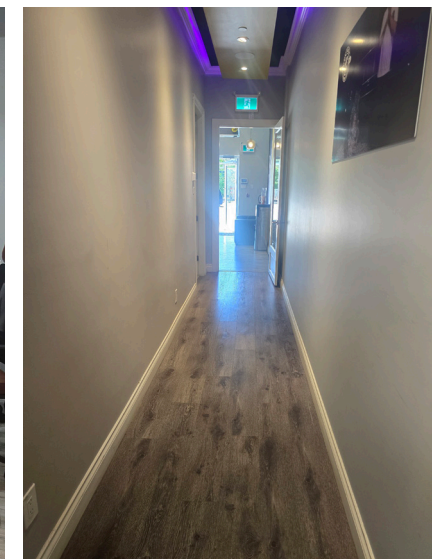
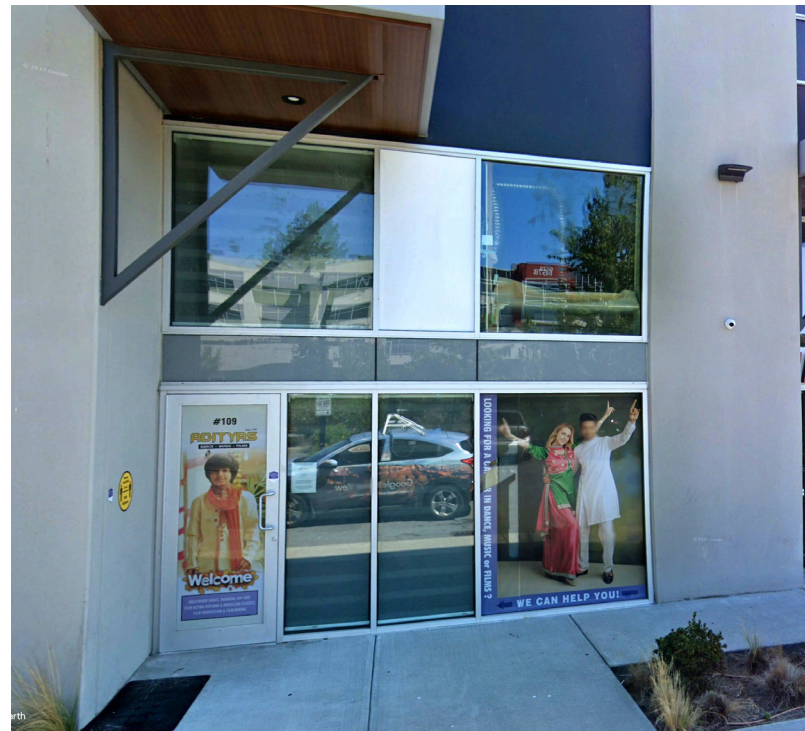
1,355 SF

#### PROPERTY TAXES (2023)

\$9,265.36

#### ASKING PRICE:

# \$1,795,000



### OPPORTUNITY

Macdonald Commercial Real Estate Services Ltd. is pleased to present the opportunity to acquire a fully improved ground-floor retail/office strata unit within the highly sought-after Hyland Square Business Park in Surrey's Newton neighbourhood.

These 1,355 square foot strata unit is professionally improved and features a reception area, private offices, open workspace, kitchenette, and a full washroom, providing a turnkey solution for a variety of retail, professional office, and service commercial users.

The property is currently leased to a hair salon, providing immediate income for investors. For purchasers seeking future occupancy, the Seller may provide the tenant with six (6) months' notice to vacate, subject to the terms of the existing lease and applicable legislation.

### LOCATION

Hyland Square Business Park is centrally located within Surrey's thriving Newton commercial district. The business park is home to a diverse mix of professional offices, retail businesses, banquet facilities, and service-oriented tenants, generating strong daily traffic and excellent exposure.

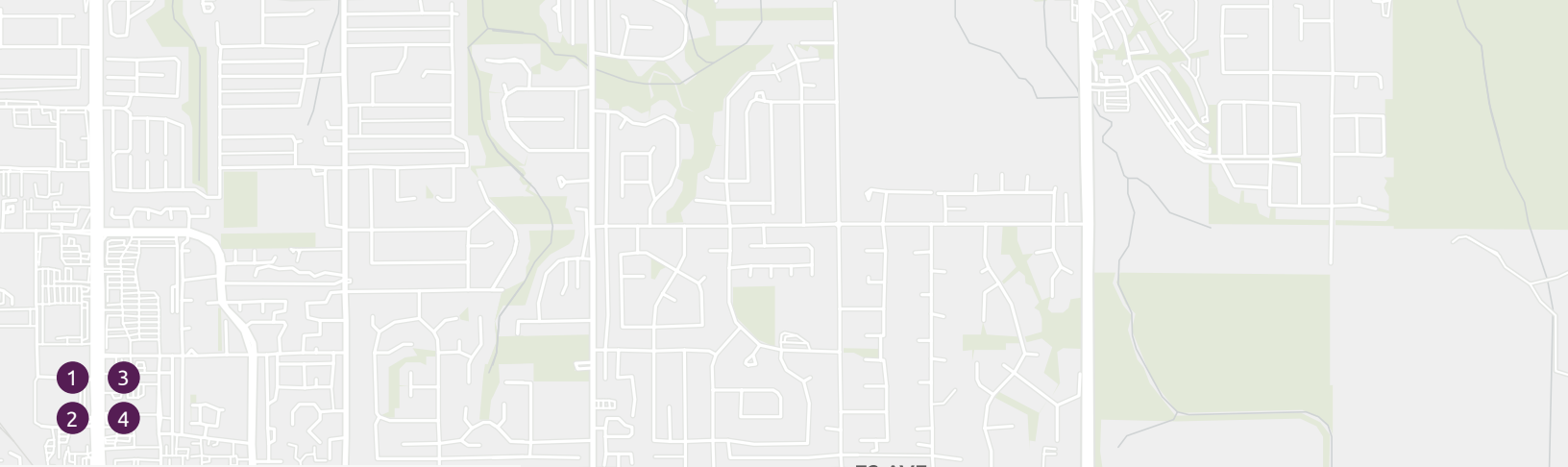
Situated along 152 Street, one of Surrey's primary arterial routes, the property benefits from excellent accessibility, nearby transit service, and proximity to established residential neighbourhoods and commercial amenities.

### INVESTMENT HIGHLIGHTS

- Existing tenant providing holding income
- Potential for future owner occupancy
- Highly sought-after Surrey commercial location
- Ground-floor retail/office strata unit
- Excellent exposure and accessibility
- Professionally improved premises
- Strong long-term investment potential
- Rare ownership opportunity in Hyland Square Business Park

### PROPERTY FEATURES

- Fully improved turnkey space
- Ground floor retail/office unit
- Reception area
- Private offices
- Open work area
- Kitchenette
- Full washroom
- Excellent exposure
- Ample customer and staff parking
- Suitable for investors and future owner-occupiers



- 1
- 2
- 3
- 4

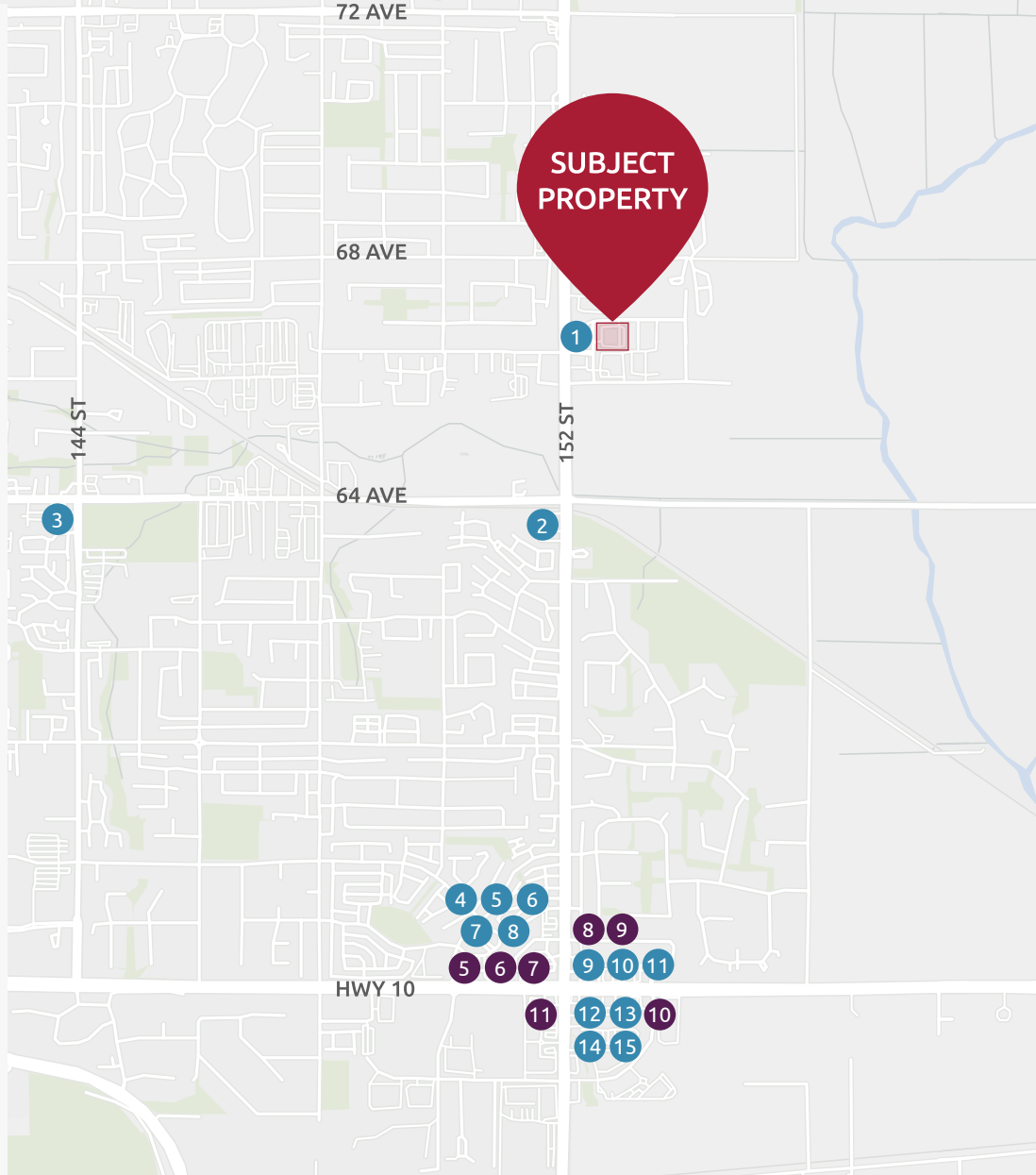
## NEARBY AMENITIES

### ● RESTAURANTS & CAFES

1. Kwantlen Pizza
2. New York New York Greek Restaurant
3. Popeyes Louisiana Kitchen
4. Cora Breakfast and Lunch
5. Subway
6. McDonalds
7. Starbucks
8. White Spot Panorama
9. Tim Hortons
10. Quiznos
11. Spice Kings Bistro
12. Browns Socialhouse
13. Par4 Kitchen & Bar
14. Ato Sushi Bar + Kitchen
15. Gupshup Social Lounge

### ● SHOPPING & SERVICES

1. Canadian Tire
2. Costco Wholesale
3. Real Canadian Superstore
4. Michaels
5. Fresh St Market
6. Dollarama
7. CIBC
8. TD Canada Trust
9. RBC
10. Scotia Bank
11. National Bank



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