

FOR SALE | INDUSTRIAL
(124 & 125) 12414 82 AVENUE
SURREY, BC



- **Two (2) Industrial Strata Units**
- **1,281 – 2,562 SF Available**
- **Centrally Located in Newton**

Highlights

- 18' ceilings
- Two (2) grade loading doors
- Great transportation connections
- Washrooms

Location

The subject property is located in Central Newton at the southeast corner of 124th Street and 82nd Avenue. The Walnut Industrial Park contains convenient access to Nordel Way, King George Boulevard and the South Fraser Perimeter Road. This strata complex provides convenient access to an abundance of commercial amenities including Nordel Crossing and Scottsdale Centre along Scott Road.

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| Unit | Ground Floor | Loading | Property Tax (2025) | Strata Fees | Asking Price |
|-----------------|--------------|---------|---------------------|-------------|--------------|
| Unit 124 | 1,281 SF | 1 grade | \$7,639.61 | \$247.33 | \$895,000 |
| Unit 125 | 1,281 SF | 1 grade | \$7,639.61 | \$247.33 | \$895,000 |
| Units 124 & 125 | 2,562 SF | 2 grade | \$15,279.22 | \$494.66 | \$1,790,000 |

Features

- ▶ Two (2) grade loading doors (10' x 14')
- ▶ 18' ceilings
- ▶ Forced air heating
- ▶ Two (2) piece washroom (1 per unit)
- ▶ Concrete tilt-up construction
- ▶ Side-by-side units

Legal Description

STRATA LOT 9 & 11, PLAN NWS2882, SECTION 30
PID: 012-427-560 & 012-427-608

Zoning

IL (Light Impact Industrial) allowing for a wide variety of uses including manufacturing, machinery, distribution, and warehousing.



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