



FOR SALE

7742 134th Street
Surrey, BC

Light Industrial Building with Outside Storage Area

Razi Mohamed

Personal Real Estate Corporation

778.879.9407

Razi.Mohamed@macdonaldcommercial.com

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Macdonald Commercial is proud to present the Opportunity to Purchase a Duplex Style Industrial Warehouse with Paved Yard area. Subject Property is ideal for an owner-user, comprised of 9,450 SF of Land area that includes a 4,022 SF Building with a fenced paved rear yard area located in the highly coveted Newton industrial submarket of Surrey.

LOCATION

The subject property is located along 134th Street, which is in near proximity to 76th Avenue and King George Blvd in Surrey. The area is developed with a mixture of commercial and industrial uses; on a main arterial route and it is extremely sought after, provides strategic advantage and benefits from the nearby developments.

PROPERTY HIGHLIGHTS



Grade Loading
225 AMP Three Phase Power



Paved Yard
ideal for storage



Excellent Location
with great exposure to traffic on 134th Ave



Flex Quasi Space
retail showroom
warehouse & mezzanine office space



SALIENT DETAILS

LEGAL DESCRIPTION

Lot 2 Plan NWP12715 Part1 SW STRATA LOT 1, PLAN NWS1506, SECTION 20, TOWNSHIP 2, 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 1 OR V, AS APPROPRIATE
PID: 000-679-801

LOT SIZE

9,450 sq. ft.

BUILDING SIZE

4,022 sq. ft.
(Includes 600 sq. ft. Mezzanine)

ZONING

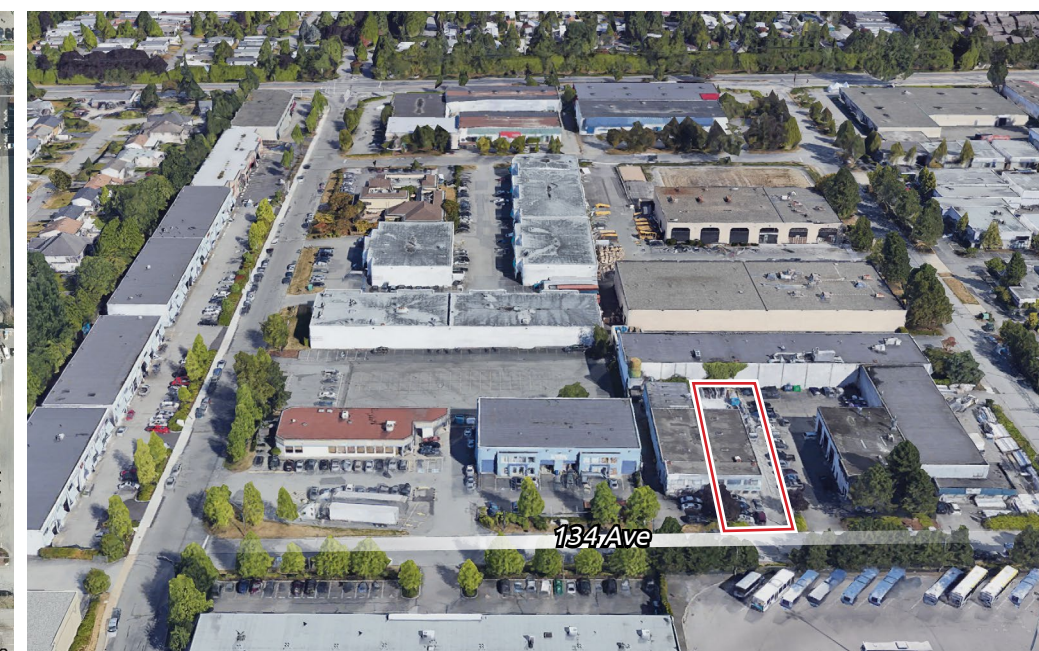
Light Industrial – IL

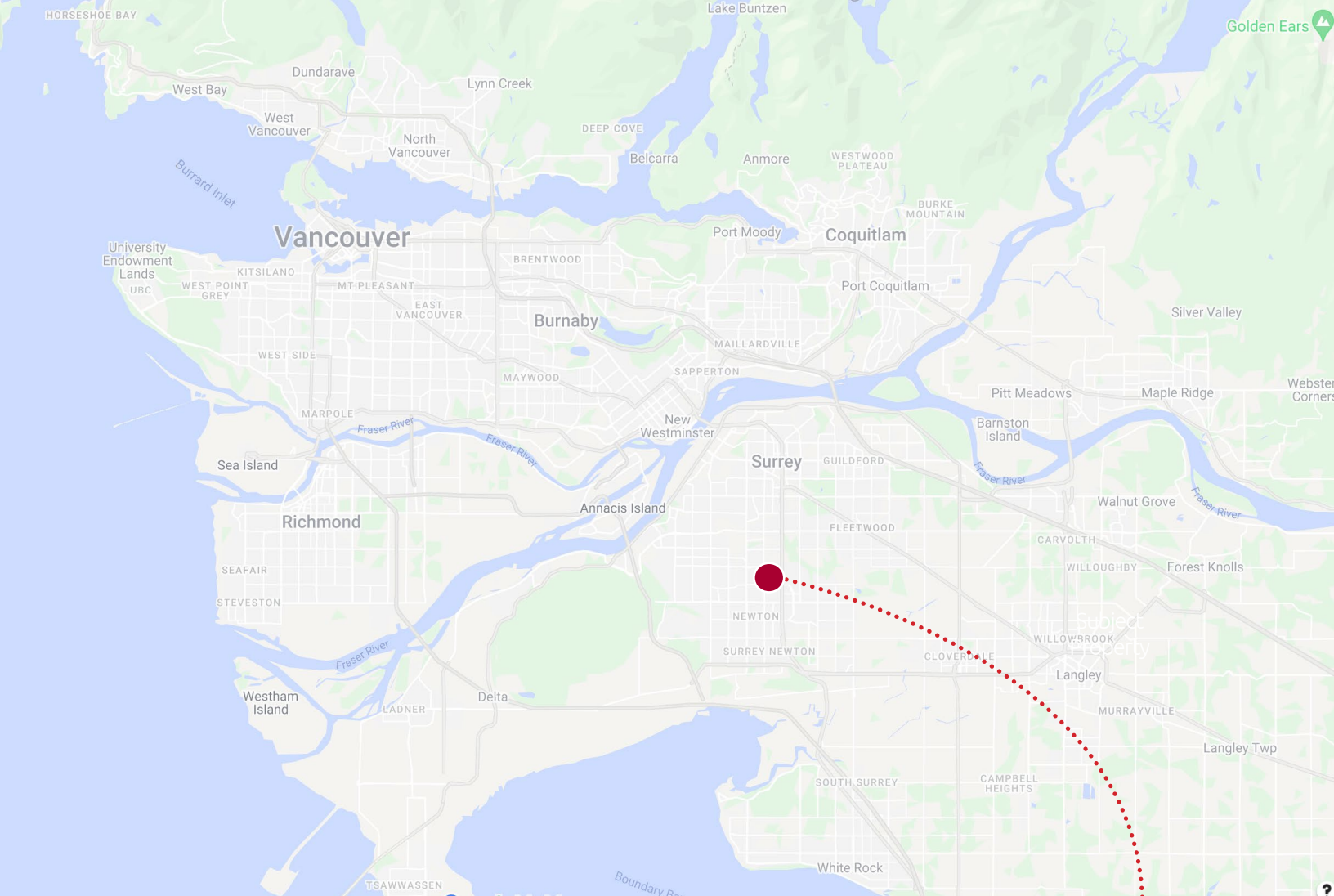
PROPERTY TAX

\$12,651 (2021)

ASKING PRICE

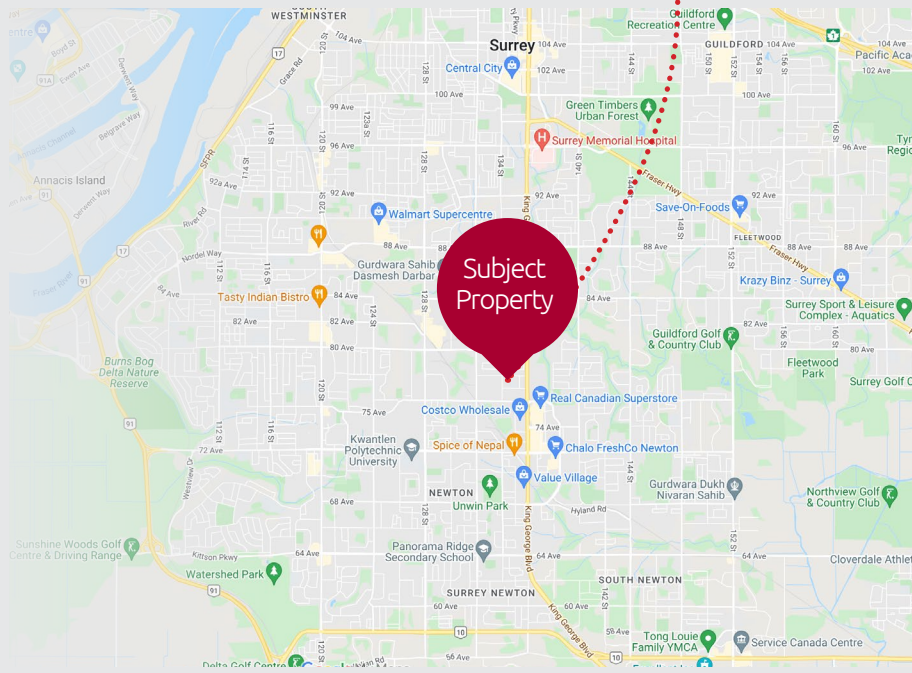
Contact Listing Agent





Drive time to

US Border	30 mins
King George Blvd	9 mins
White Rock	23 mins
Langley City	27 mins



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