

**202 - 13308 76 AVENUE, SURREY**

**1,680 SF TURNKEY WAREHOUSE WITH 12' X 12' LOADING DOOR**

**FOR  
SALE/  
LEASE**



**WILLIAM | WRIGHT**

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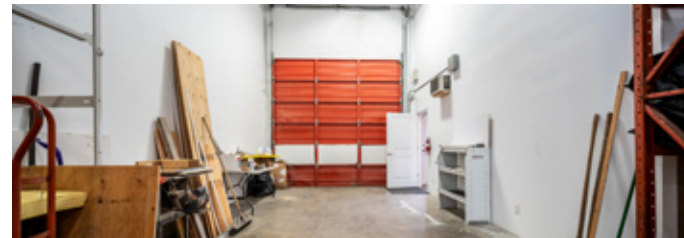


## For Sale/Lease

202 - 13308 76 Avenue, Surrey

Opportunity to purchase or lease a clean and functional ± 1,680 square foot warehouse unit located in the heart of Surrey's Newton industrial area. This well-maintained strata unit features a highly efficient layout with a finished office area including a kitchenette and air conditioning, complemented by a bright and open warehouse space. The unit is equipped with an updated gas heater, 100 AMP / 3-phase power, and a 12' x 12' grade-level loading door, making it ideal for a wide range of owner-occupiers or investors.

Situated in a prime central location with IL zoning, the property offers excellent accessibility to major transportation routes and nearby amenities.



**Turnkey Space**



**Prime Location**



**Efficient Layout**



**High Visibility Frontage**

## Salient Facts

**Size** +/- 1,680 SQFT

**Parking** 3 Stalls

**Zoning** IL

**PID** 015-084-019

### Legal Description

STRATA LOT 42 SECTION 20 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN NW2901 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

### Lease Details

**Basic Rent** \$22.00/FT

**Additional Rent** \$7.80/FT

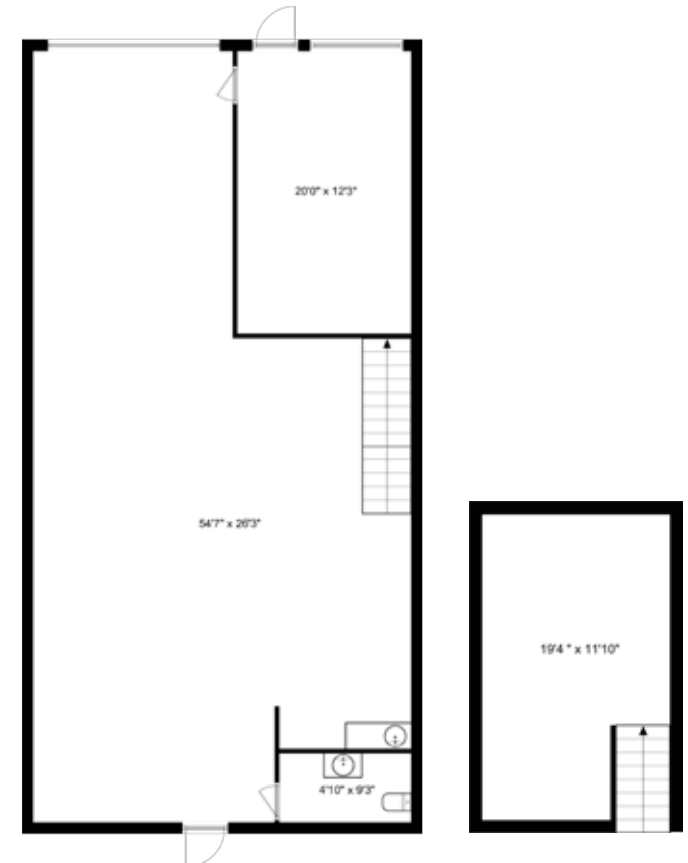
**Monthly Rent** \$4,172.00 + GST

### Sale Details

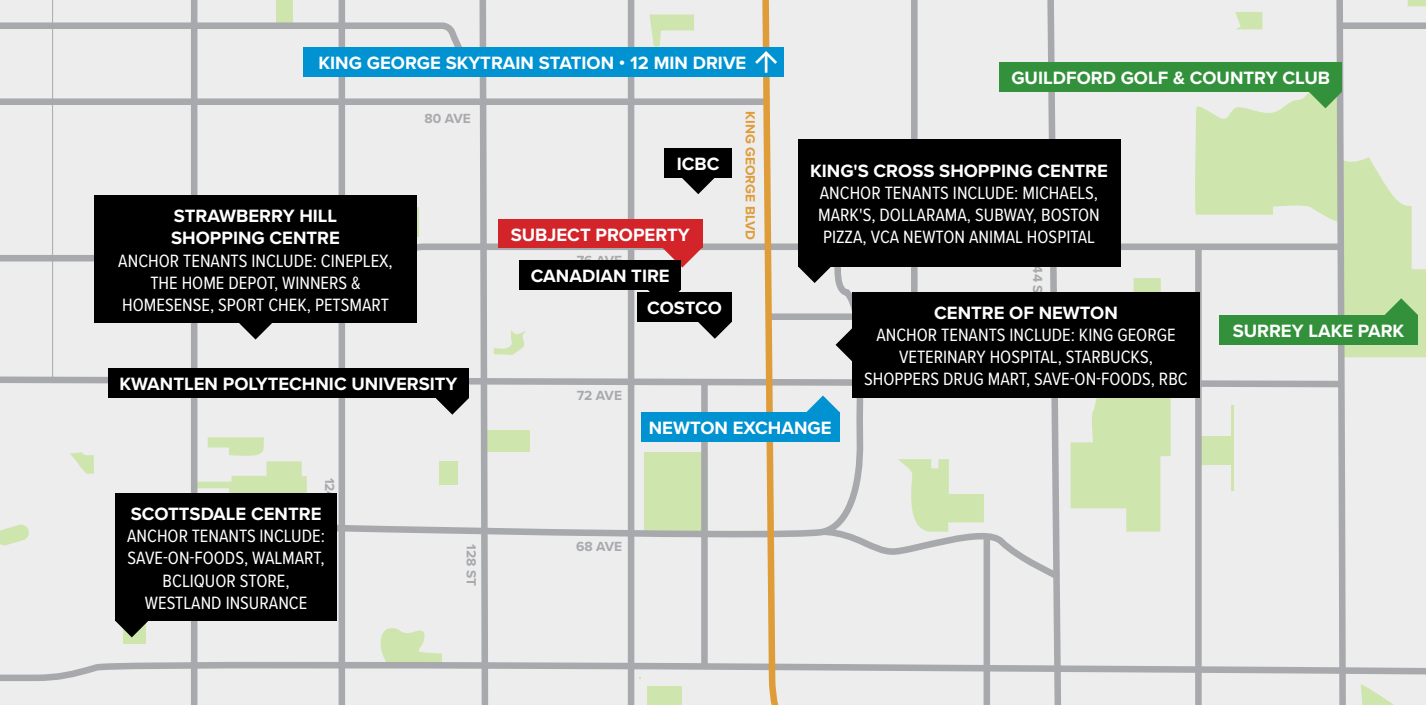
**Property Taxes** Contact Listing Agent

**Strata Fees** Contact Listing Agent

**Price** \$1,395,000.00



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



## Location & Transit

The Newton industrial district offers unmatched accessibility for businesses looking to operate in the heart of Surrey. The property benefits from direct access to several major arterial routes, conveniently positioned just off King George Boulevard, the unit is only minutes from key east-west corridors such as 72 Avenue, 76 Avenue, and 80 Avenue. These routes provide quick connections to neighbouring communities like Delta, Fleetwood, and Langley. Scott Road is also easily accessible, offering a direct north-south connection to North Delta and New Westminister.

The unit offers strong transit connectivity, with frequent bus service along King George Boulevard and Scott Road, direct access to Newton Exchange—a major transit hub—and close proximity to King George SkyTrain Station (approximately 10 minutes away), providing fast Expo Line service to Surrey City Centre, New Westminister, Burnaby, and downtown Vancouver.

## For More Information Contact

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## DRIVE TIME

Newton Exchange	-----	5 Mins
Kwantlen Polytechnic University	-	6 Mins
King George Blvd Station	-----	12 Mins
Surrey City Centre	-----	14 Mins
New Westminister	-----	23 Mins
Burnaby	-----	35 Mins
Downtown Vancouver	-----	55 Mins