

FOR SALE

13439-13545 KING GEORGE BOULEVARD | SURREY BC V3T2V1

PROPERTY SUMMARY

LIST PRICE: \$3,400,000

PRICE PER SF: \$642

BUILDING SIZE: 5,296

LOT SIZE: 7,920

TRAFFIC 57,000 vehicles/day (approx)

SKYTRAIN 5 min walk to Gateway Station

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Rarely available opportunity to own a small investment property in Surrey City Centre on King George Blvd with upside income potential and development potential. Property is completely remodeled with new HVAC, commercial kitchen, updated electrical, flooring and other improvements. It is tenanted by the City of Surrey (and nonprofit) for 2 1/2 more years with two 1 year options.

Short term income is moderate, potential medium term income is high.

It is divided into three units for a multi-tenant future income stream (MLS:C38686)



STEPHEN GAMMER

PREC

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RE/MAX COMMERCIAL ADVANTAGE

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