FOR SALE / LEASE

13050 88 AVENUE

Surrey, BC

Two (2) Acres High Exposure Industrial Land & Building



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OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to purchase two (2) acres of industrial land with a fully improved 18,600 sq. ft. building in Surrey. The property is strategically located on a major thoroughfare in the highly sought-after Newton area of Surrey.



PROPERTY HIGHLIGHTS

- Excellent location with convenient access to major arterial routes and Transit
- Property has multiple access points from 88 Avenue & 130 Street
- Rectangular Shape Land with over 350 feet Frontage on 88 Avenue
- Improvement on site include a metal clad warehouse with showroom/ offices
- Presents an excellent redevelopment opportunity
- Yard space for outside storage





SALIENT DETAILS

CIVIC ADDRESS

13050 88 Avenue, Surrey

LEGAL DESCRIPTION

LOT 2 SECTION 29 TOWNSHIP 2 PLAN NWS2031 NWD TOGETHER WITH AN INTEREST IN THE COM-MON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

PID

002-243-288

ZONING

IL - Light Impact Industrial Zone

LOT DIMENSIONS

240 ft x 350 ft

LOT SIZE

Two (2) Acres

WAREHOUSE SIZE

18,600 sq. ft. (Include approx. 1500 sq. ft. of showroom/ office)

LOADING

Four (4) Grade Loading
One (1) Dock Loading

CEILING HEIGHT

18 ft

PROPERTY TAXES \$108,139 (2024)

NET OPERATING INCOME

\$504,000

LEASE MATURITY

February 2026

PRICE

\$18,990,000

ASKING BASIC RENT \$42,000 per month

ADDITIONAL RENT

\$6.50 PSF

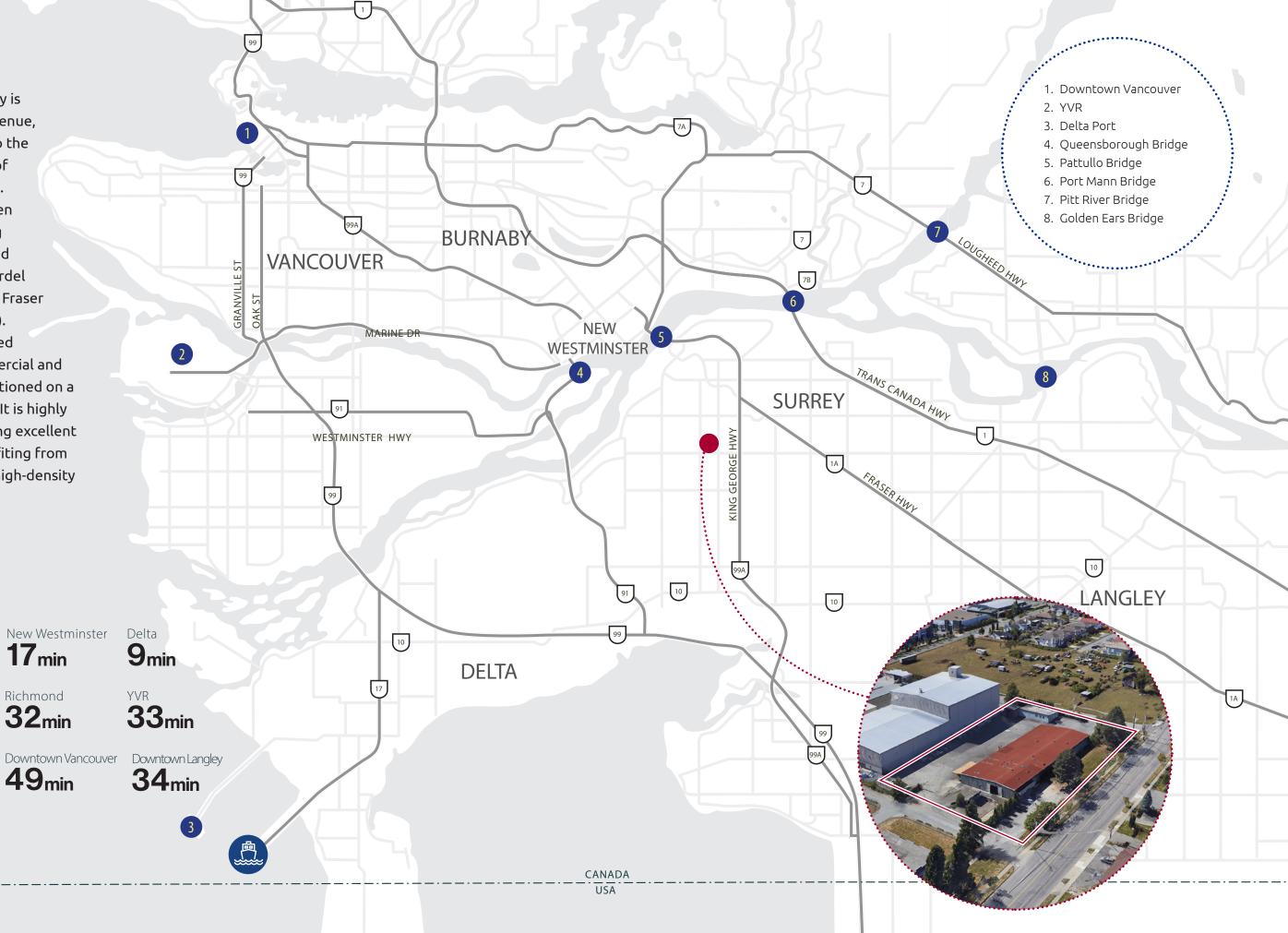
LOCATION

The subject property is located along 88 Avenue, in close proximity to the major intersection of 128 Street in Surrey. It is situated between Scott Road and King George Highway, and is 3 km from the Nordel Connector and Alex Fraser Bridge (Highway 17). The area is developed with a mix of commercial and industrial uses, positioned on a main arterial route. It is highly sought after, offering excellent exposure and benefiting from nearby transit and high-density developments.

DRIVE TIME

Downtown Surrey

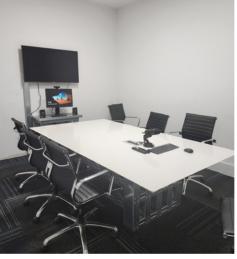
11_{min} **17**_{min} Burnaby Richmond **33**min 30_{min} **32**min US Border Downtown Vancouver Downtown Langley **45**min **49**min **34**min 3

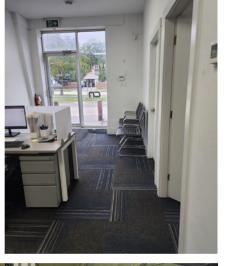




















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Macdonald

COMMERCIAL

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