



8585 160<sup>th</sup> Street | Surrey, BC

**FOR SALE** | Fully Leased Freestanding Multi-Tenant  
Commercial/Retail Building

**Sam Nakhleh**

Personal Real Estate Corporation

Senior Vice President

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# 8585 160<sup>th</sup> Street

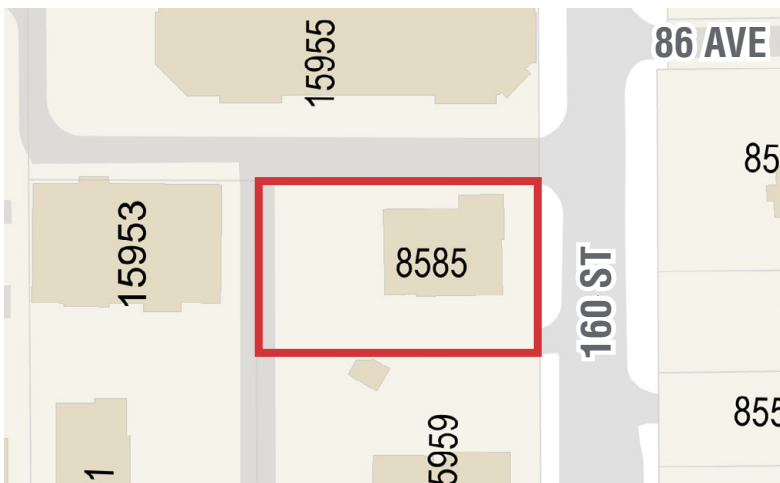
## Surrey, BC

### Opportunity

To acquire a 100% freehold interest in a fully leased, freestanding multi-tenant commercial/retail property. The building is leased to complementary medical and wellness tenants. The property has long term redevelopment potential based on its Fleetwood Centre designation. Moreover, the property is within 200 metres of the future Fleetwood SkyTrain Station permitting a minimum 5.0 floor space ratio and 20 storey height under the Province of BC's Transit Oriented Areas legislation (Bill 47).

### Location

The property is located in the Fleetwood neighbourhood of the City of Surrey on the west side of 160<sup>th</sup> Street approximately 200 metres north of Fraser Highway. The immediate area is improved with a mix of commercial uses similar to the property and surrounding low density residential. The neighbourhood will transition to high density given its proximity to the new/upcoming SkyTrain corridor.



## Salient Details

### Legal Description

Lot 1, Plan NWP87182, Section 26, Township 2, New Westminster Land District  
PID: 016-622-081

### Building Size

4,156 SF constructed circa 2000

### Lot Size

21,185 SF, rectangular in shape  
(approx. 114' x 185')

### Tenancy

Bauhinia Wellness 375 SF; YAS Global Enterprise Inc. (Pharmacy) 961 SF; YAS Global Enterprise Inc. (Medical Clinic) 1,396 SF; and Synergy Rehabilitation 1,423 SF

### Zoning

CD-16805B permitting a wide range of uses including retail, personal services, restaurants, office, gestural service and childcare centres.

### OCP Designation

Fleetwood Centre

### TOA

Tier 1: Minimum 5.0 FSR and 20 storey height

### Parking

25 stalls (6 per 1,000 SF)

### Gross Taxes (2024)

\$62,704.05

### Net Operating Income (2025)

~\$140,000

### Price

Contact listing agents



**ST. MATTHEW'S  
ELEMENTARY**

**HOLY CROSS  
REGIONAL HIGH**

- Starbucks
- BMO Bank
- Fruiticana 20
- Manohar Vegetarian Bakery
- Salon Couture
- Jerusalem Grill

**8585  
160 ST**

- Wendy's
- BCTS Surrey Clinic
- 7-Eleven
- Petro-Canada
- Tobiko #1 Sushi
- The Great Indian Cuisine

**FLEETWOOD  
PARK VILLAGE**

- Fresh St. Market
- Boston Pizza
- TD Canada Trust
- Dental Centre
- Dollarama
- UPS Store
- Angry Otter Liquor
- All Critters Animal Hospital
- Yory Korean Cuisine
- Inchin's Bamboo Garden
- Mama Moon Korean

**FRASER HWY**



**FUTURE  
FLEETWOOD**

**160 ST**

- A&W
- The Medicine Shoppe Pharmacy
- RBC Royal Bank
- Noodle Island
- Sushi On Surrey

**FLEETWOOD  
COMMUNITY CENTRE**



**65**

**SOMEWHAT  
WALKABLE**



**76**

**VERY  
BIKEABLE**

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