## For Sale

Cloverdale Liquor Store, Restaurant & Office

#### Location

Surrey | Central Cloverdale 5855 - 176A Street | Surrey 5870 - 176 Street | Surrey

#### **McGladery Commercial**

RE/MAX Commercial Advantage

#### Contact

Rachel McGladery 604.290.8777 rachel@mcgladery.ca Joshua McGladery 604.418.2690 joshua@mcgladery.ca

## **Potential Redevelopment Land**



### **HIGHLIGHTS**

- Two Free Standing Buildings
- 0.54 Acre Site
- Central Cloverdale Location
- Short Walk to the Cloverdale Mall Redevelopment
- Parking Lot and Green Area at rear



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## **Cloverdale Liquor Store and Restaurant**



#### Area Details

| Building A            | Retail Liquor Store                  | 3,283 SqFt   |
|-----------------------|--------------------------------------|--------------|
|                       | 2 <sup>nd</sup> Floor Offices        | 3,008 SqFt   |
|                       | Total Building A                     | 6,291 SqFt   |
| ·                     |                                      |              |
| Building B            | Seating Area                         | 2,883.6 SqFt |
|                       | Kitchen/Services                     | 2,909.4 SqFt |
|                       | 2 <sup>nd</sup> Floor Administration | 846 SqFt     |
|                       | Total Building B                     | 6,639 SqFt   |
|                       |                                      |              |
| Total Buildings A & B |                                      | 12,930 SqFt  |



### **BUILDING DETAILS**

| Zoning         | C-15        |  |
|----------------|-------------|--|
| Property Taxes | \$60,926.77 |  |
| Site Area      | 23,768sqft  |  |

### Pricing

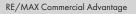
\$7,600,000 Sale Price: \$2,200,000 Liquor Store Business Price:



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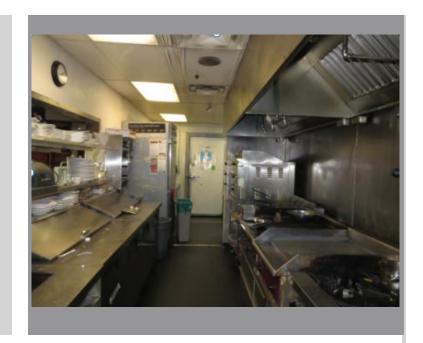




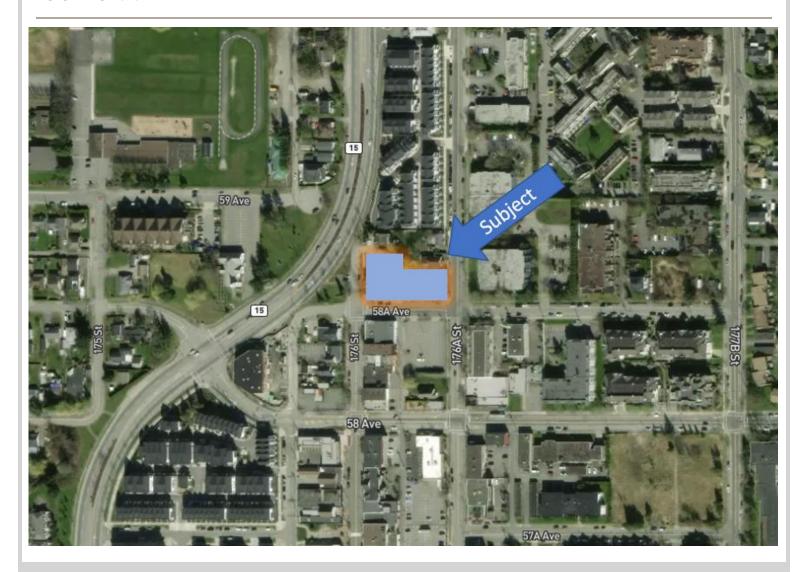
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## **Cloverdale Liquor Store** and **Restaurant**



### LOCATION MAP



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