

# 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



#500-889 West Pender St. Vancouver



# For Sale

## Location

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

## Cloverdale Liquor Store and Restaurant



## Area Details

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



## BUILDING DETAILS

### Zoning

C-15

### Property Taxes

\$60,926.77

### Site Area

23,768sqft

## Pricing

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



Rachel McGladery\*  
rachel@mcgladery.ca  
\* Personal Real Estate Corporation  
604.290.8777

Joshua McGladery  
joshua@mcgladery.ca  
604.418.2690

RE/MAX Commercial Advantage



Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. RE/MAX Commercial Advantage



# For Sale

## Location

Surrey | Central

Cloverdale 5855 - 176A

Street | Surrey 5870 -

176 Street | Surrey

## Cloverdale Liquor Store and Restaurant



## LOCATION MAP



Rachel McGladery\*  
rachel@mcgladery.ca  
\* Personal Real Estate Corporation  
604.290.8777

Joshua McGladery  
joshua@mcgladery.ca  
604.418.2690

RE/MAX Commercial Advantage



Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. RE/MAX Commercial Advantage