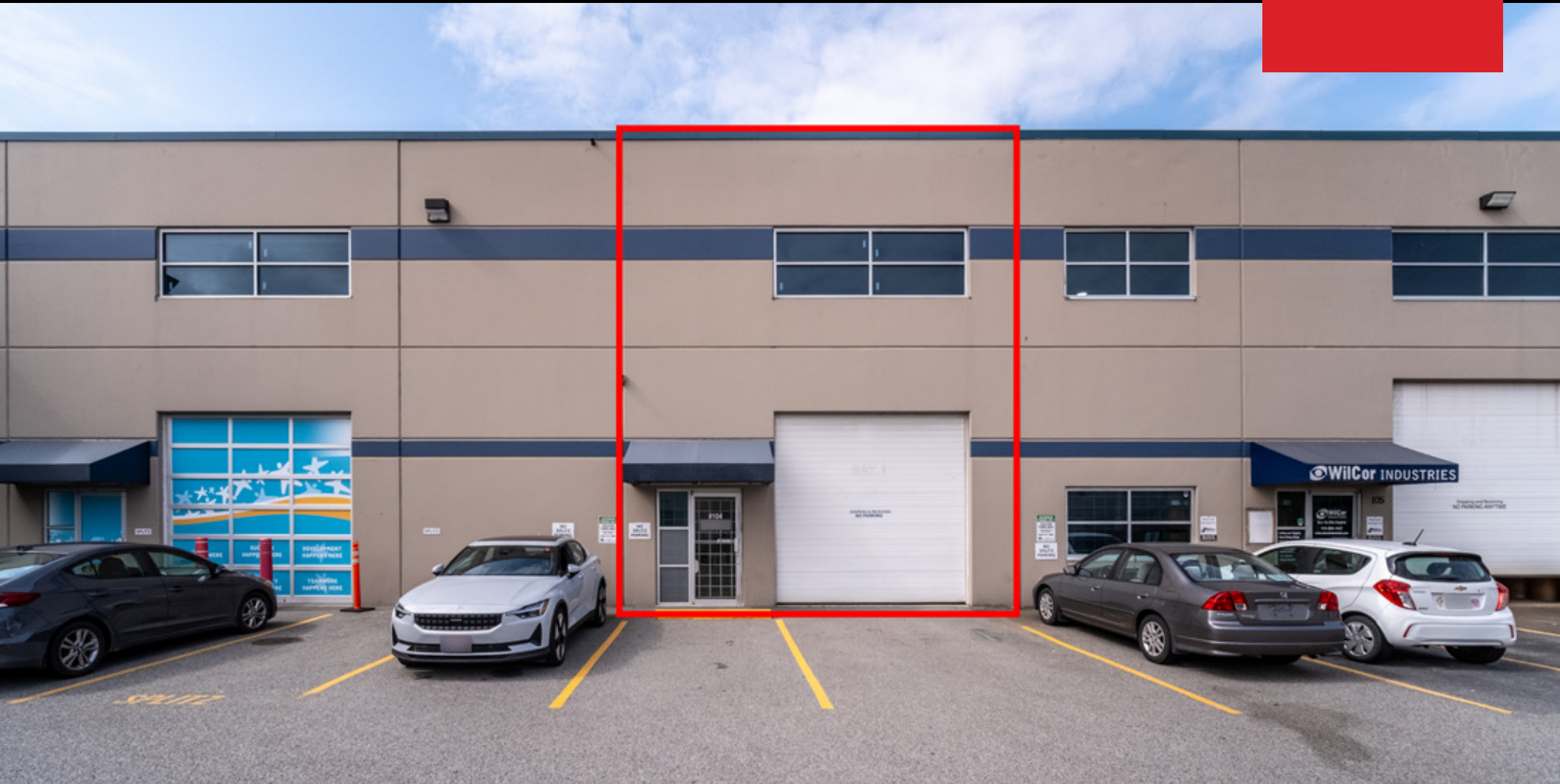


104 - 17533 64 AVENUE, SURREY
3,291 SQUARE FOOT WAREHOUSE IN CLOVERDALE

**FOR
LEASE**



WILLIAM | WRIGHT






STEPHEN GAMMER
PERSONAL REAL ESTATE CORPORATION
stephen.gammer@williamwright.ca
604.546.5555



OVERVIEW

William Wright Commercial is pleased to present a 3,291 square foot warehouse in the heart of Cloverdale. The flexible CD zoning gives prospective tenants the ability to operate a range of different businesses at the premise. Situated at the corner of Highway #15 (176th Street) and 64th Avenue, this space offers direct exposure to thousands of daily drivers.

PROPERTY HIGHLIGHTS

-  Small mezzanine
-  Front load grade level door
-  Easy access to major highways
-  100 Amp service
-  Fully sprinklered



DEVELOPMENT: GURU NANAK DIVERSITY VILLAGE

A 125-bed long-term care facility designed to meet the unique cultural and social needs of South Asian seniors.

SALIENT FACTS

SIZE BREAKDOWN

Main floor: $\pm 2,218$ SF

Mezzanine: $\pm 1,073$ SF

Total: $\pm 3,291$ SF

ZONING

CD

BASIC RENT

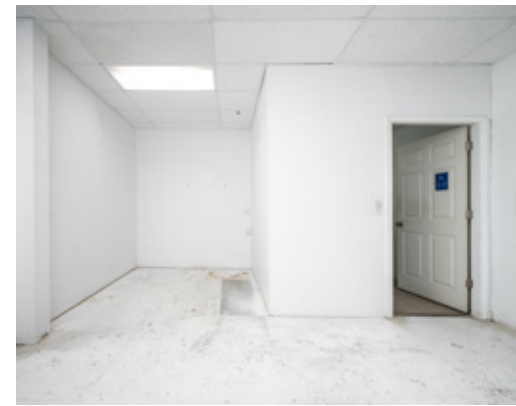
\$20.00/FT

ADDITIONAL RENT

\$8.25/FT

MONTHLY RENT

\$7,747.56 + GST



WALK SCORE

70 EASY TO WALK **74** BIKE ZONE



LOCATION

A historic and thriving community blending small-town charm with modern amenities. Known for its welcoming neighborhoods, unique shops, and popular events such as the Cloverdale Rodeo, the area offers convenient access to major highways. With parks, schools, and expanding commercial services, Cloverdale is an attractive hub for families, businesses, and investors. This location is directly beside the PICS Guru Nanak Diversity Village 125 bed long term care facility.

DRIVING DISTANCES

LANGLEY 17 MIN DRIVE

SURREY CITY CENTRE 24 MIN DRIVE

BURNABY 30 MIN DRIVE

YVR AIRPORT 42 MIN DRIVE

DOWNTOWN VANCOUVER 60 MIN DRIVE

CONTACT LISTING AGENT

STEPHEN GAMMER

PERSONAL REAL ESTATE CORPORATION

stephen.gammer@williamwright.ca

604.546.5555