

FOR SALE

3-9330 194 Street

Surrey, BC

Prime Industrial Space in Surrey's most sought-after industrial hubs.



Razi Mohamed*

Vice-President

778.879.9407

Razi.Mohamed@macdonaldcommercial.com

Jas Chhina

Associate

778.881.1349

Jas.Chhina@macdonaldcommercial.com

Macdonald
COMMERCIAL

member of

CORFAC
INTERNATIONAL

* Personal Real Estate Corporation

3-9330 194 STREET

Surrey, BC

OPPORTUNITY

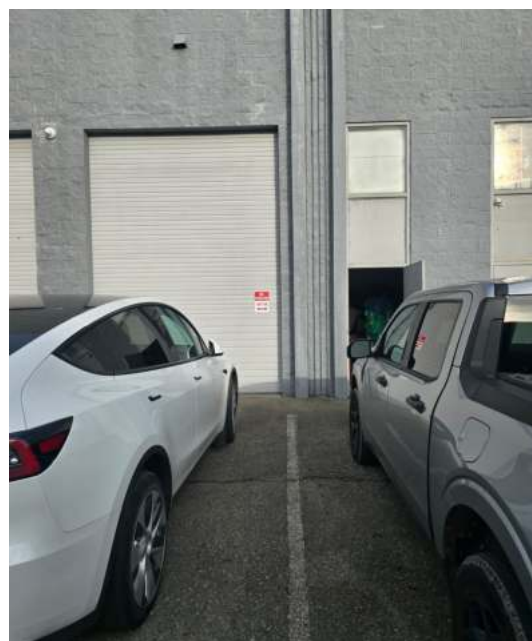
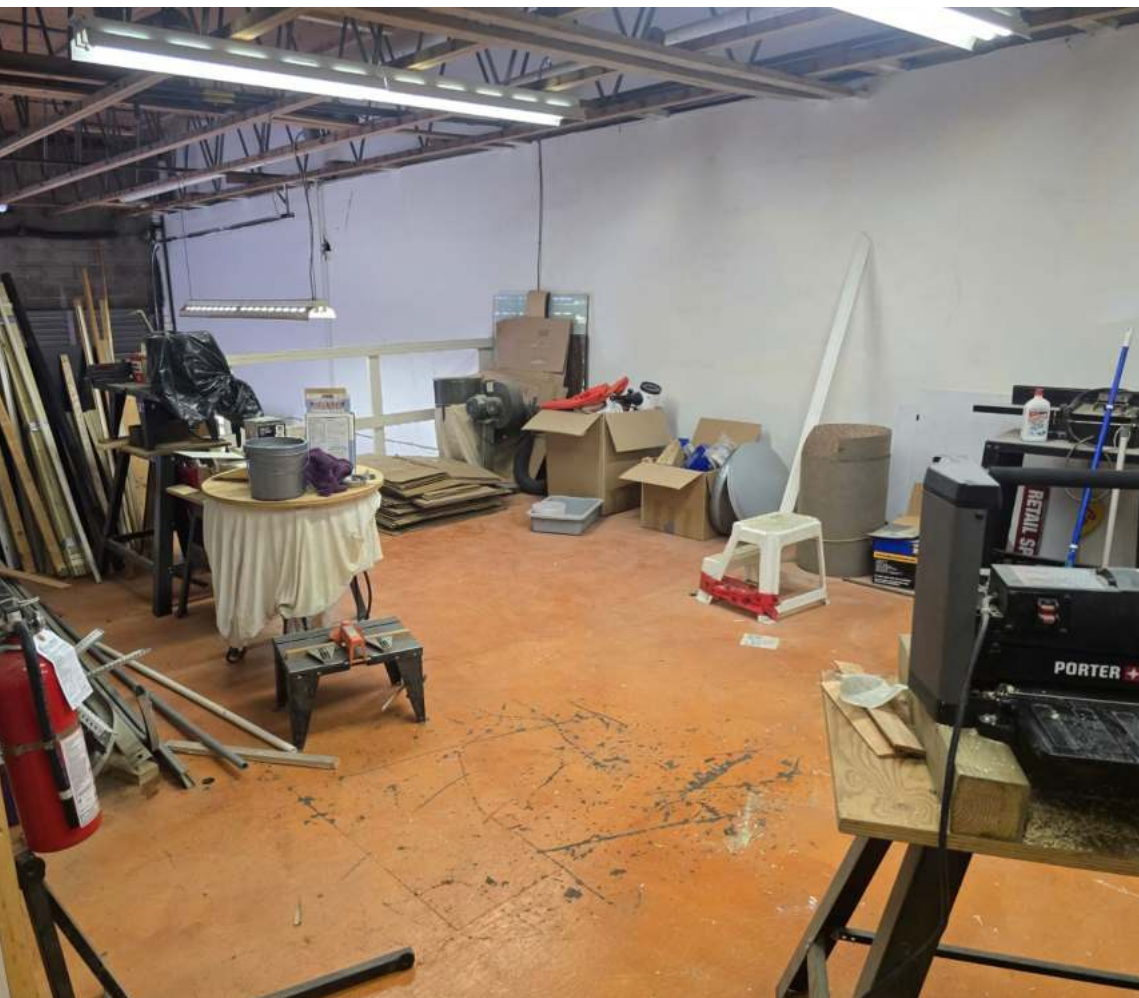
Located in one of Surrey's most sought-after industrial hubs, Port Kells offers unparalleled access to major transportation routes, making it an ideal location for your business operations.

Strategic Location:

- » Immediate access to Highway 1 and Golden Ears Bridge.
- » Proximity to Fraser Valley, Vancouver, and major border crossings.

Thriving Industrial Zone:

- » Home to a vibrant business community.
- » Ideal for manufacturing, distribution, and warehousing.



SALIENT DETAILS

PID
001-956-701

ZONING
IL

LEGAL DESCRIPTION
STRATA LOT 3, PLAN NWS1785,
PART NW1/4, SECTION 34,
TOWNSHIP 8, NEW WESTMINSTER
LAND DISTRICT, TOGETHER WITH
AN INTEREST IN THE COMMON
PROPERTY IN PROPORTION TO THE
UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1 OR V,
AS APPROPRIATE

UNIT SIZE
1,222 SF

PROPERTY TAX
\$4,727.00 (2024)

PARKING
2 stalls

CEILING HEIGHT
18 ft.

ASKING PRICE
\$850,000

WAREHOUSE FEATURES

- » Small shell Industrial unit of 987 sf on the main floor with washroom plus some unpermitted mezzanine storage space. Available immediately.
- » 1 Grade-level Bar doors.
- » Secure facility with 24/7 surveillance.
- » Office space for administrative needs.
- » Large truck turning radius and on-site parking.
- » Proximity to public transit and major trucking routes.



Razi Mohamed*

Vice-President
 778.879.9407
Razi.Mohamed@macdonaldcommercial.com

Jas Chhina

Associate
 778.881.1349
Jas.Chhina@macdonaldcommercial.com

* Personal Real Estate Corporation

Macdonald

COMMERCIAL

Macdonald Commercial Real Estate Services Ltd.

Vancouver | 1827 W 5th Ave, Vancouver, BC
 Surrey | #104 - 2429 152 St, Surrey, BC
www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.