

FOR SALE

# Fully-Improved Medical Retail/Office Space

Panorama Place #107 & #108 - 15240 56 Avenue, Surrey, BC



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# PROPERTY OVERVIEW

Colliers is pleased to present the opportunity to acquire two ground floor strata retail/medical units at Panorama Place, located at 15240 56th Avenue in Surrey's Panorama Village corridor. The units are improved for medical use, featuring exam and treatment rooms, a reception and waiting area, staff and administrative offices, a kitchenette, and plumbing throughout with multiple sinks. The units are internally connected, providing an efficient and functional layout suitable for a range of healthcare and professional service users.

**Situated at the intersection of 56th Avenue and 152nd Street Panorama Place is surrounded by more than 1,200,000 SF of office and commercial space within a half-kilometre radius, offering exceptional exposure and access to a strong and established customer base.**

<b>Civic Address</b>	#107 & #108 - 15240 56 Avenue Surrey, BC
<b>Legal Description</b>	STRATA LOT 26 & 27 SECTION 2 TOWNSHIP 2 NEW WESTMINSTER DISTRICT
<b>Parcel Identifiers (PIDs)</b>	028-712-056 & 028-712-064
<b>Panorama Place</b>	9 Retail/ Office buildings totaling +/-150,000 SF
<b>Year Built</b>	2011
<b>Building Type</b>	Retail/ Office – Three (3) Stories
<b>Building Area</b>	+/-39,133 SF
<b>Area</b>	SL 26 1,337 SF SL 27 1,823 SF Total: +/- 3,160 SF
<b>Availability Date</b>	Vacant possession closing subject to existing occupancy
<b>Zoning</b>	CD Comprehensive Development (17022) - Allows for a wide range of Retail & Office uses
<b>Co-Tenants</b>	A&W, Browns Social House, National Bank, Scotiabank, other medical and office professionals.
<b>Annual Property Taxes (2025)</b>	SL 26 \$9,003.13 SL 27 \$11,918.08 Total: \$20,921.21
<b>Asking Price</b>	\$3,475,000 (+/- \$1,100 PSF)



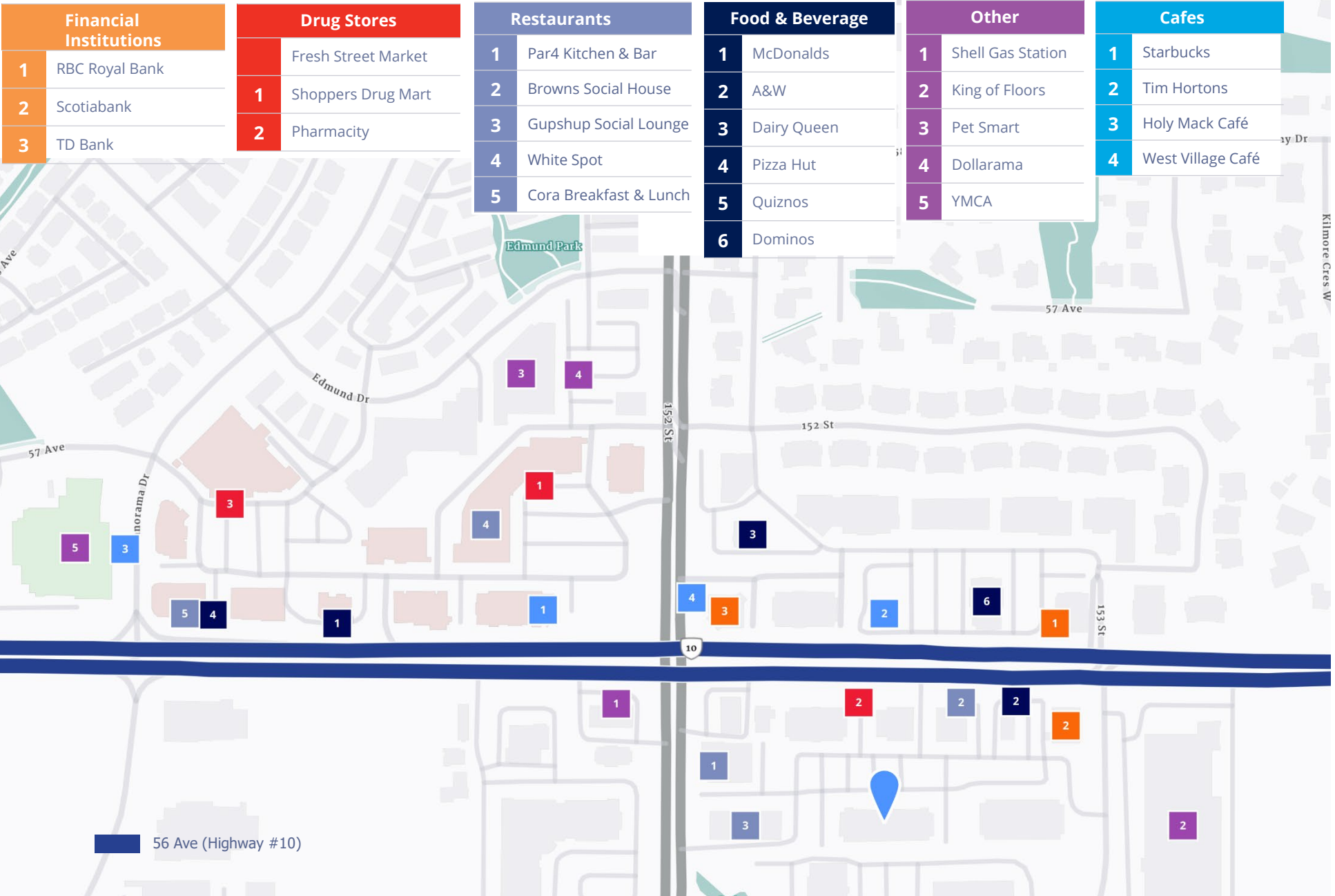
# LOCATION OVERVIEW

Located at the signalized intersection of 56th Avenue and 152nd Street in Surrey's Panorama Ridge neighborhood, the two properties are situated within the Panorama Place. The centre features co-tenants including A&W, Browns Social House, National Bank, Scotiabank, and a variety of medical and office professionals. It serves a fast-growing residential community, as well as employees from surrounding business parks, and attracts customers from the Cloverdale, Clayton Heights, Fleetwood, Newton, and South Surrey neighbourhoods. The location offers a Walk Score of 64, with some transit options nearby.

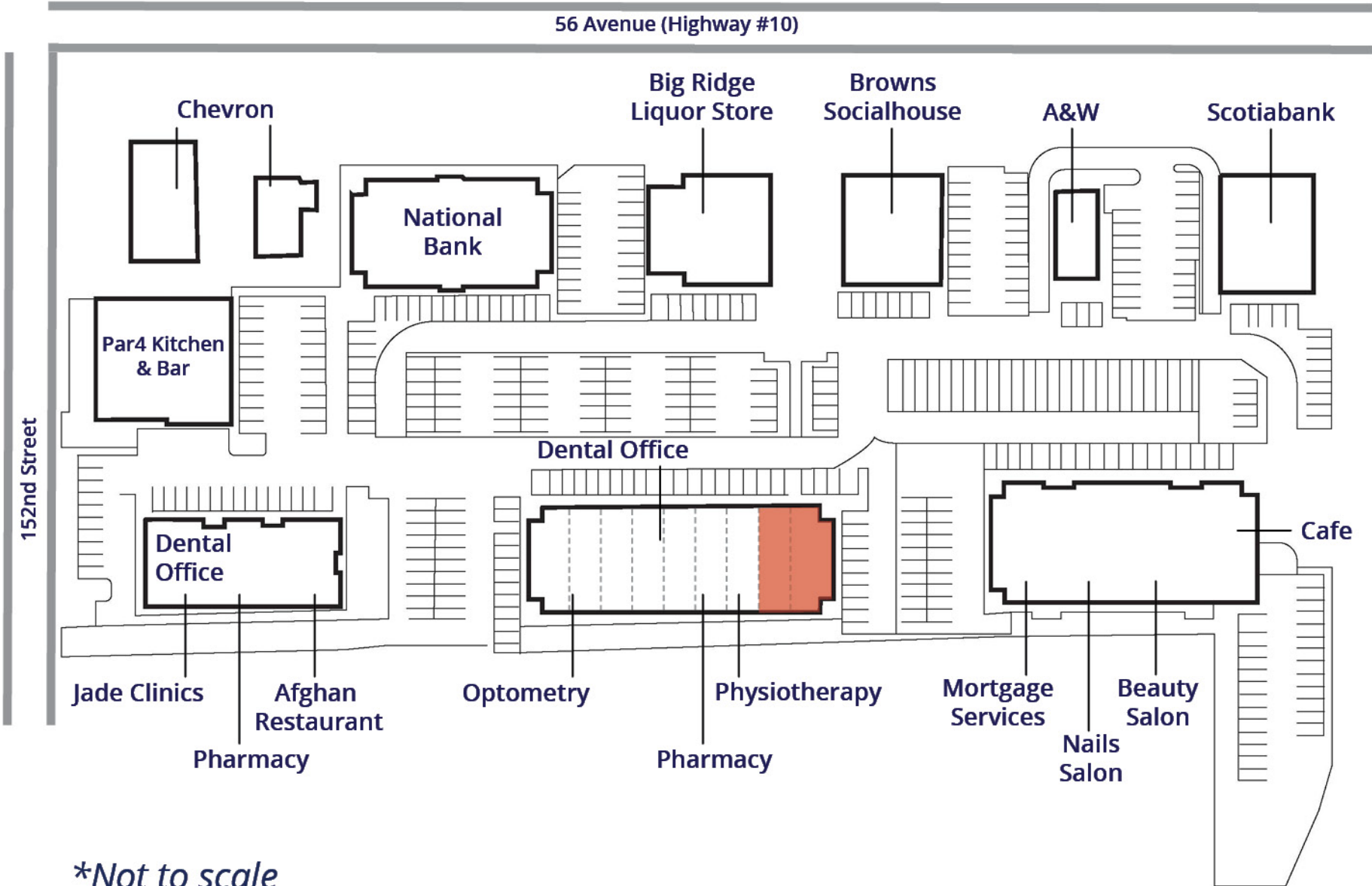


# NEARBY AMENITIES

#107 & #108, 15240 56 Avenue, Surrey, BC

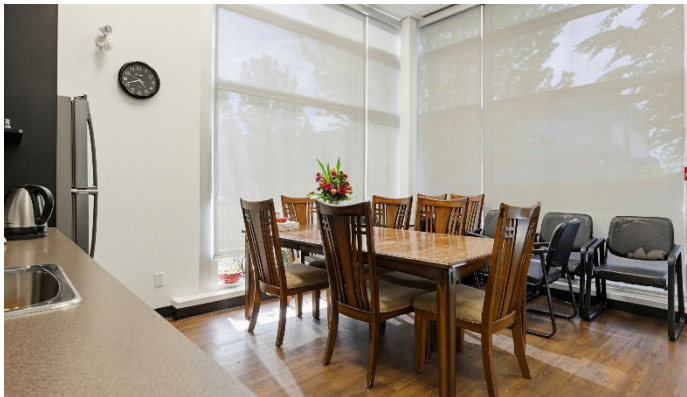
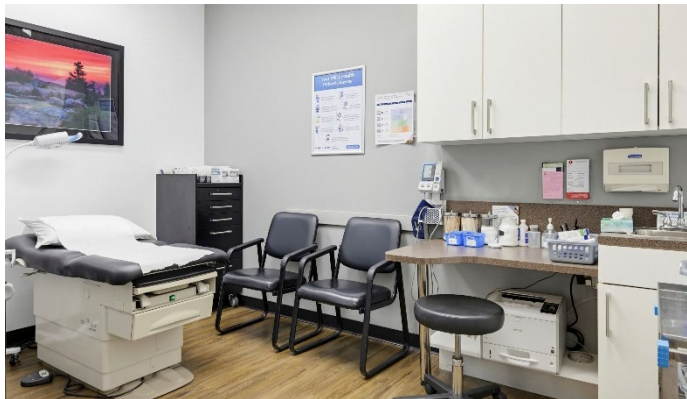


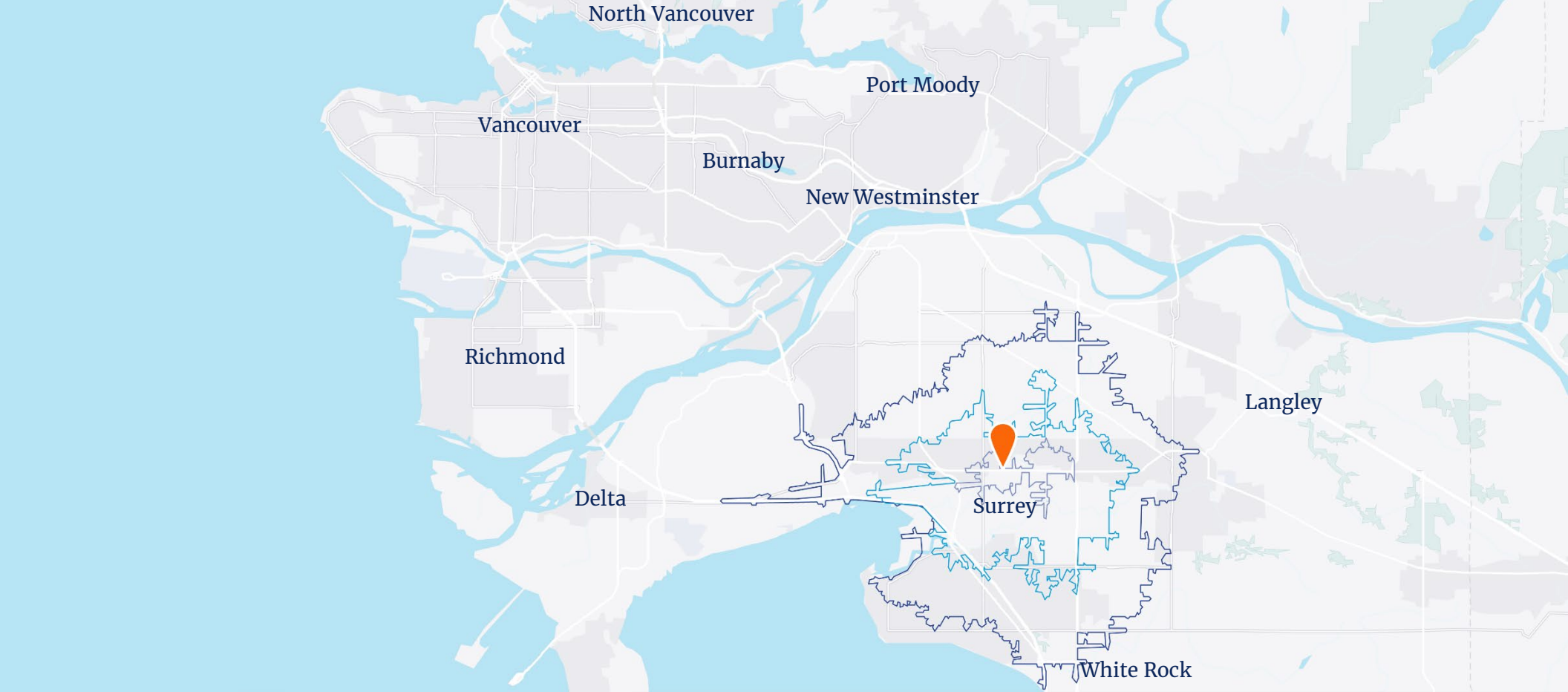
# SITE PLAN



*\*Not to scale*

# INTERIOR IMAGES





## DEMOGRAPHICS

<b>Summary</b>		<b>10 Minutes</b>	<b>10 Minutes</b>	<b>15 Minutes</b>
2025	Total Population	20,925	146,340	414,144
	Household Income	\$167,072	\$158,078	\$151,840
	Daytime Population	8,285	44,661	143,959
	Households	6,124	42,022	124,982
2030	Total Population	22,286	154,677	435,826
	Household Income	\$198,305	\$186,014	\$178,309
	Daytime Population	24,008	165,071	463,166
	Households	6,547	44,843	132,967

The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.



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