

FOR SALE

UNIT 127 & 128

7536 130th Street, Surrey

Industrial Strata Warehouse

NEW PRICE

Opportunity to purchase 4615 square feet of quality warehouse, office and showroom space. The offering consists of 2 contiguous strata warehouse units centrally located in the industrial submarket of Newton within the City of Surrey.



Vic Sandhar*

Senior Vice President

604.340.4607

vic.sandhar@macdonaldcommercial.com

** Personal Real Estate Corporation*

Macdonald
COMMERCIAL

— member of —
CORFAC
INTERNATIONAL



UNIT 127 & 128 7536 130 STREET

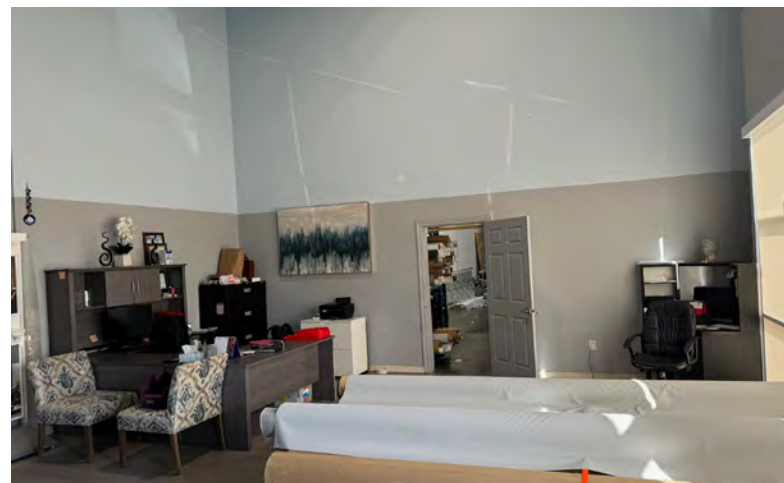
Surrey, BC

LOCATION

The property is located directly on the east side of 130th Street just north of 76th Avenue in the heart of the industrial submarket of Newton. This location provides quick and easy access to all major transportation routes in the area as well as being in close proximity to the abundance of amenities Newton has to offer including shopping, restaurants and entertainment.

HIGHLIGHTS

- » 2 grade level loading bays
- » Finished office/showroom/reception area, kitchenette and a washroom
- » 24' clear ceiling height in warehouse
- » Ample parking with additional street parking
- » Centrally located with quick and easy access to an abundance of amenities nearby



PROPERTY DETAILS

AVAILABLE AREA

Unit 127	2,639 SF
Unit 128	1,976 SF
TOTAL	4,615 SF

LEGAL ADDRESS

STRATA LOTS 28 & 29 SECTION 20 TOWNSHIP 2 NEW
WESTMINSTER DISTRICT STRATA PLAN BCS1830

PIDS

027-087-573 & 027-087-581

ZONING

IB- Business Park Zone (allows for a wide range of warehouse, showroom, distribution, manufacturing and office uses) – contact listing agent for a copy of the relevant zoning bylaw

STRATA FEES

\$360.73 per month*

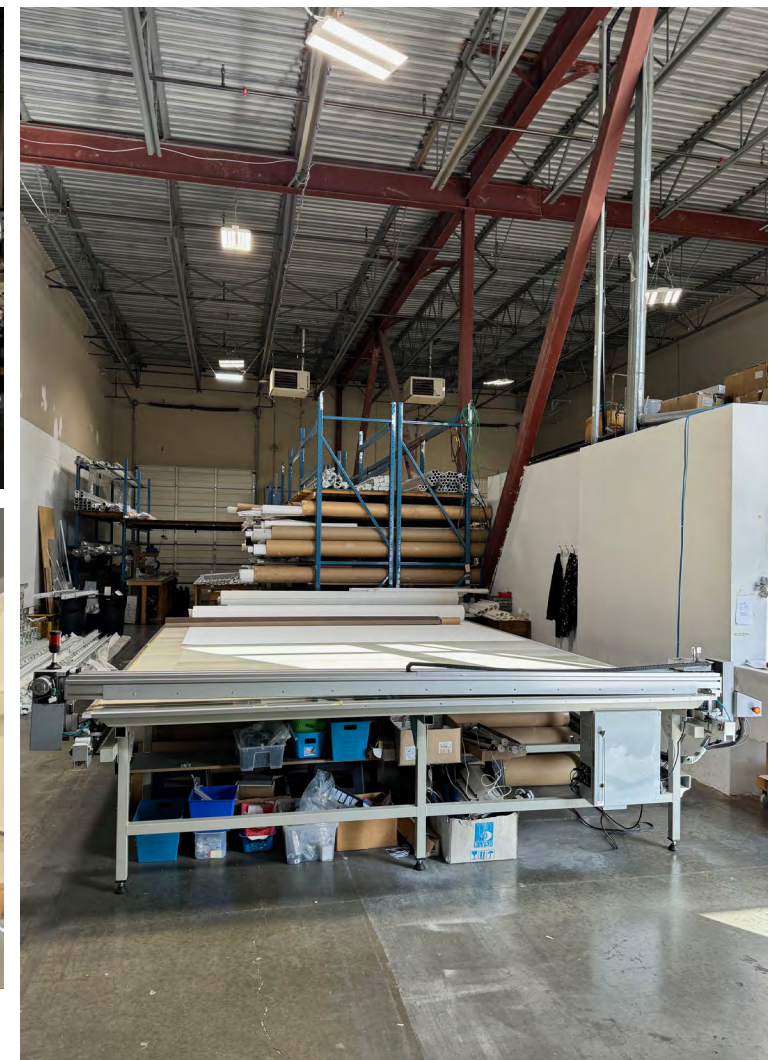
PROPERTY TAXES

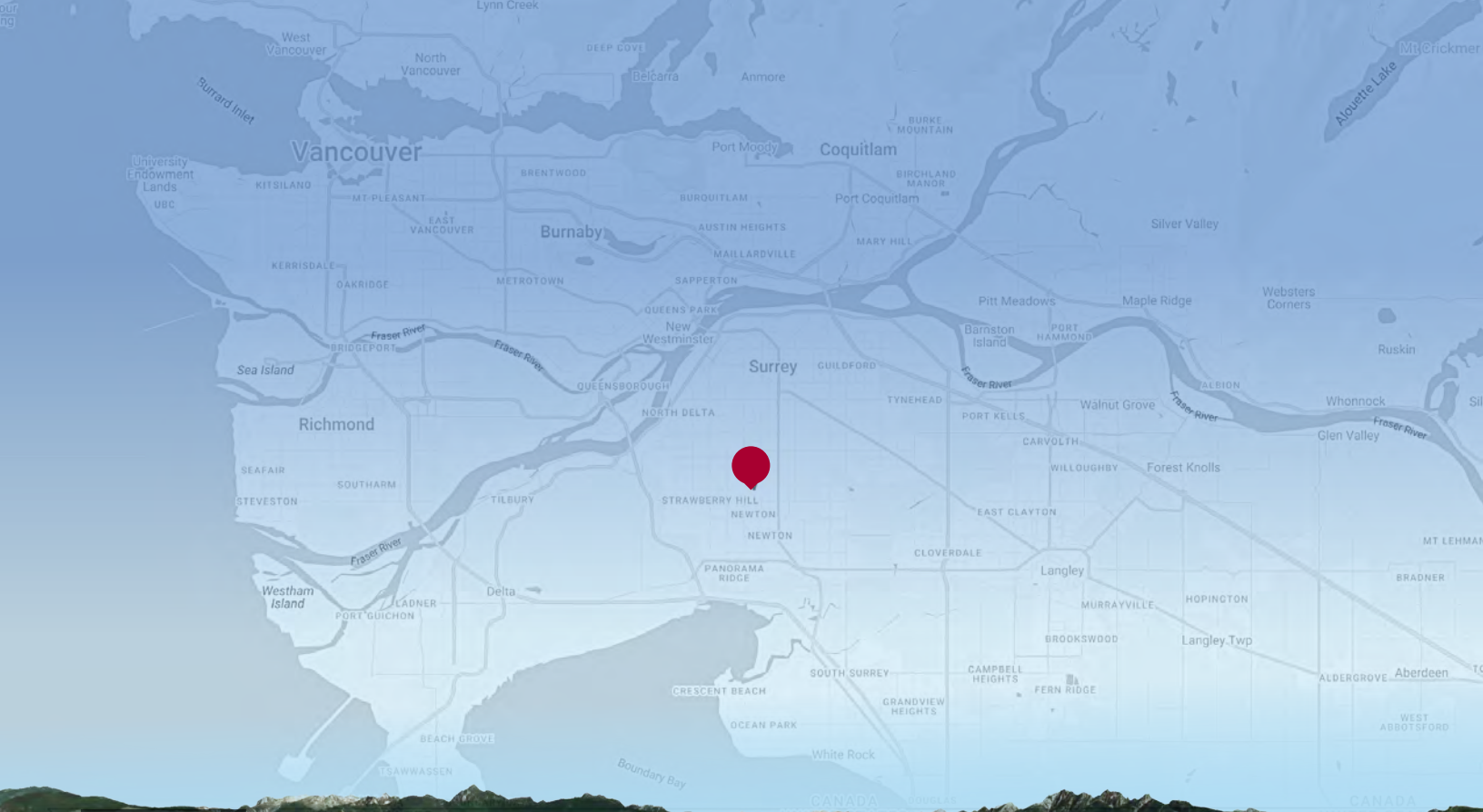
\$334,925.17(2025)*

SALE PRICE

~~\$3,880,000~~ **\$3,580,000**

*Combined for both strata units





Drive time to

Downtown Surrey	19 min
US Border	33 min
Vancouver International Airport (YVR)	39 min

Vic Sandhar*

Senior Vice President

604.340.4607

vic.sandhar@macdonaldcommercial.com

* Personal Real Estate Corporation

Macdonald
COMMERCIAL

Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver, BC V6J 1P5

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.