

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes: a yellow one on top, a red one in the middle, and a blue one on the bottom.

Colliers

106 - 17665 66A Avenue, Surrey

3,612 SF Warehouse & Office
with Grade Loading **For Sale**

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The Opportunity

Opportunity to purchase 3,612 SF of warehouse and office space with grade loading in Chana Place Business Park.

Located in Cloverdale, just one block from Highway 15 providing easy access to Highways 1 and 10. This prime location offers proximity to a wide range of amenities along 176th Street and 64th Avenue, making it a convenient choice for businesses.

Civic Address	Unit 106 - 17665 66A Avenue, Surrey	
Legal Description	Strata Lot 6 Section 17 Township 8 New Westminster District Strata Plan LMS2467 PID: 023-471-875	
Unit Breakdown	Ground Floor	2,460 SF
	Second Floor Office	1,152 SF
	Total	3,612 SF *
Loading	One (1) grade-level loading door (12' x 14')	
Office Area	Four (4) private offices: <ul style="list-style-type: none"> • One (1) ground floor • Three (3) second floor with reception area 	
Asking Price	\$1,896,300 (\$525 per SF)	
Property Taxes	\$16,459.21	
Zoning	IB Business Park	

**Areas are approximate and to be verified by the purchaser.*



Highlights



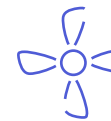
20' clear ceiling height in warehouse



Fully sprinklered



Gas-fired heater in warehouse



Two (2) ceiling fans in warehouse



Full HVAC system in offices




One (1) kitchenette



Two (2) washrooms





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