

# FOR LEASE

**155 176 Street**  
Surrey, BC

## High Exposure Property

- Excellent strategic location for businesses involved in cross-border trade
- Second-floor offices range from 675 to 1350 square feet
- 5636 square feet of ground floor space ideal for storage and warehouse use
- Signage opportunity
- Ample parking



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*\* Personal Real Estate Corporation*

**Macdonald**  
COMMERCIAL

member of  
**CORFAC**  
INTERNATIONAL



# PROPERTY SUMMARY

## Address

155 176 Street, Surrey, BC

## Legal Address

LOT 1 BLOCK 1N SECTION 32 RANGE 1E  
PLAN EPP44786 NWD  
PID: 029-495-849

## Zoning

Comprehensive Development Zone – CD

## Size

**Main Floor Area** – 5636 Sq. Ft

**2nd Floor** – Multiple Offices ranging from  
675 Sq. Ft – 1350 Sq. Ft

## Property Tax

\$73,166.50 (2023)

## Asking Lease Rate

**Contact Listing Agent**

## OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to lease a commercial building in close proximity to the US/Canada Border crossing in Surrey. The space is ideal for a variety of commercial, storage, and office uses.

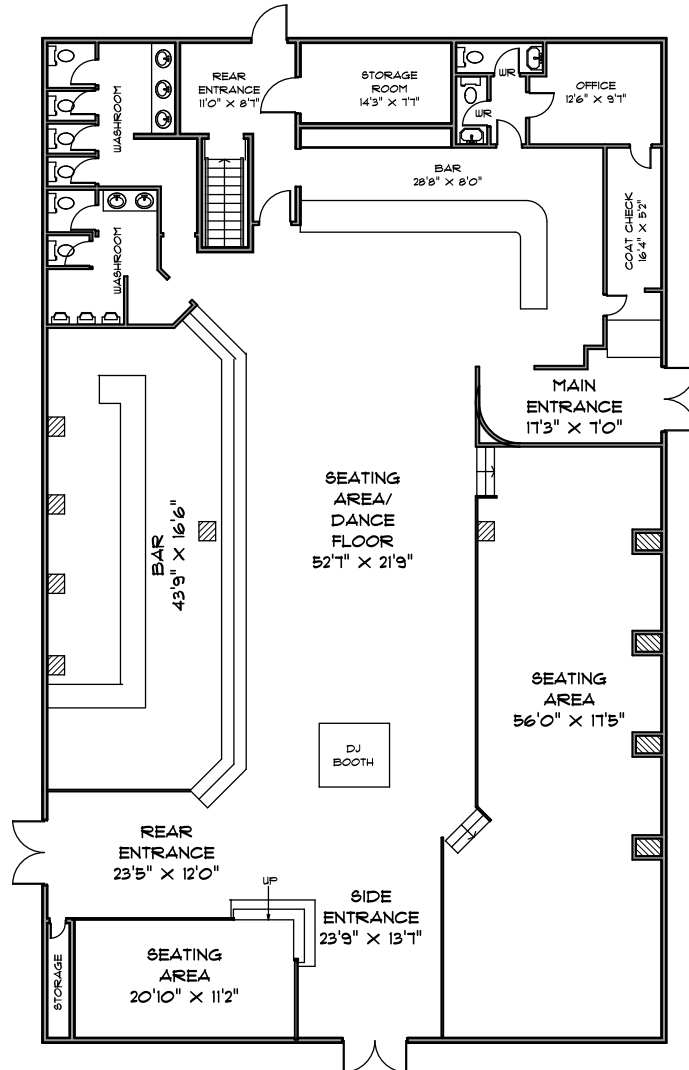
## LOCATION

The subject property is located along 176 Street (Pacific Hwy) & 2nd Avenue, in close proximity to the US/Canada Pacific Border crossing in Surrey. The area is developed with a mixture of commercial and industrial uses on a main arterial route. It is extremely sought after, providing strategic advantages and benefiting from the nearby border crossing.



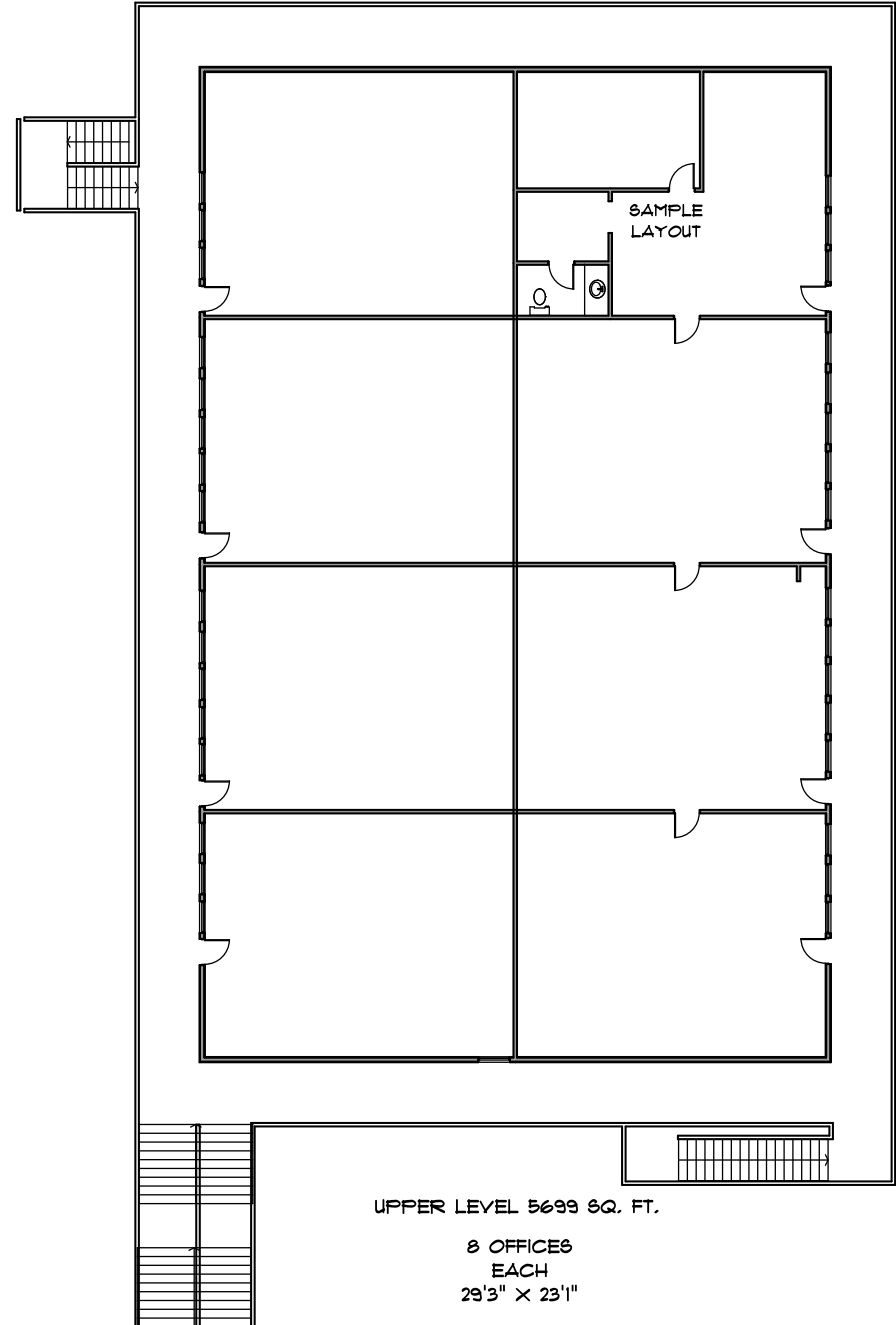
# FLOOR PLAN

155 176TH STREET  
SURREY, BC



MAIN FLOOR AREA  
5636 Sq. Ft

2ND FLOOR – MULTIPLE OFFICES  
675 Sq. Ft – 1350 Sq. Ft.

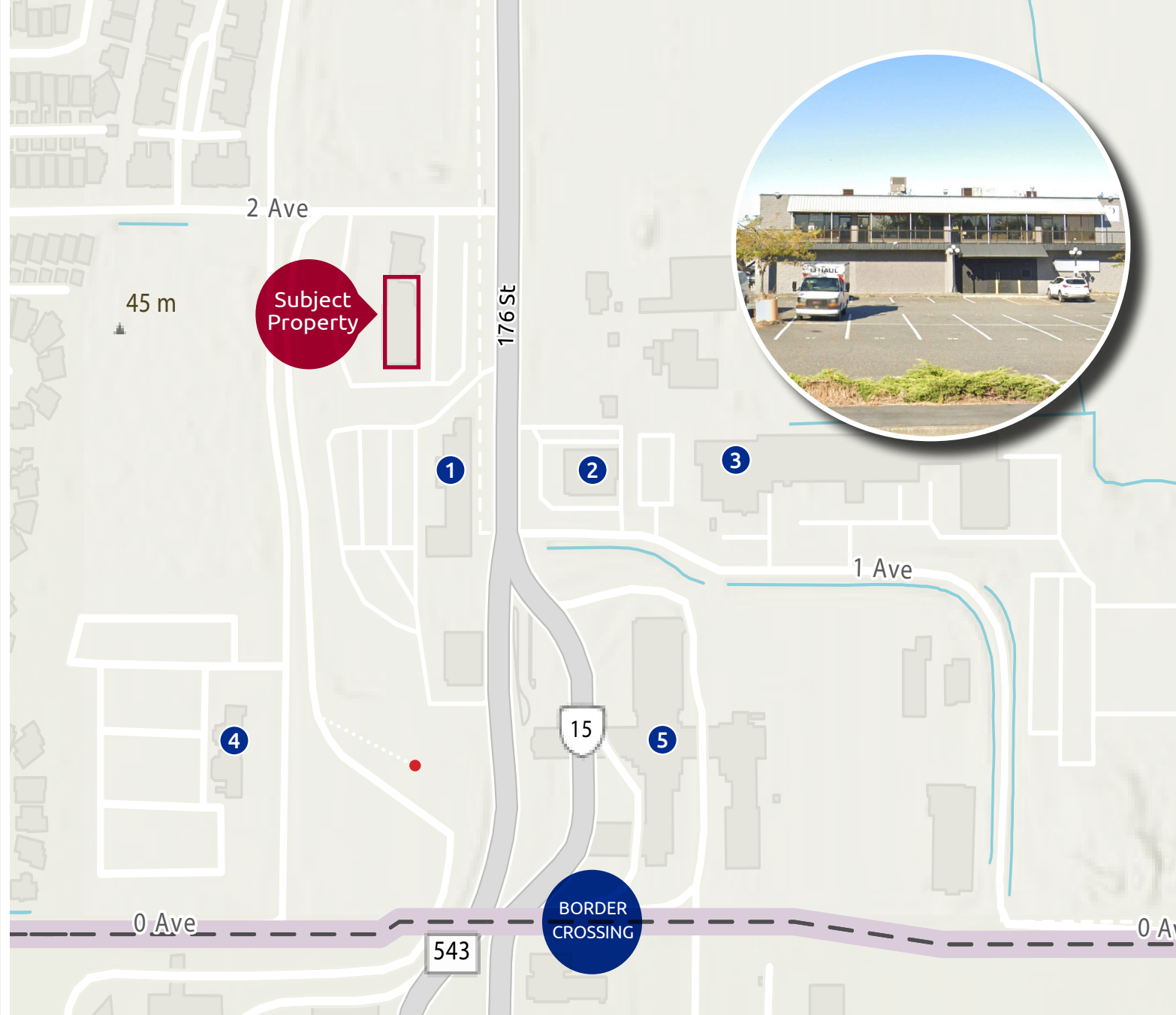


## NEARBY

- 1 WEST COAST TAX & DUTY FREE (DUTY FREE STORE)
- 2 A & A CUSTOMS BROKER
- 3 PCB FREIGHT MANAGEMENT
- 4 PACIFIC BORDER RV PARK
- 5 CANADA BORDER SERVICES AGENCY

### Drive time to

US Border	8 min
Downtown White Rock	11 min
YVR	46 min



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