

FOR SALE

#13 & #14 - 19299 94th Avenue
Surrey, BC

5,787 sf contiguous strata warehouse units with extensively improved office / mezzanine and rear grade loading in Port Kells



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**AVISON
YOUNG**

Property details

AREA BREAKDOWN

Unit #13

Main floor	1,840 sf
Upper floor	1,181 sf
Total	3,021 sf*

Unit #14

Main floor	1,879 sf
Upper floor	887 sf
Total	2,766 sf*

Total area **5,787 sf***

**Improvements are unpermitted. The property is being sold on an "as is, where is" basis. Measurements and compliance requirements should be independently verified by the purchaser.*

ZONING

IL (Light Impact Industrial) permits a wide range of light impact industrial uses including, but not limited to warehouse, distribution, industrial equipment rentals and accessory office.

PID

023-192-810 & 023-192-801

LEGAL DESCRIPTION

Strata Lots 8 and 9 Section 34 Township 8 New Westminster District Strata Plan LMS2124

MONTHLY STRATA FEES

\$848.16

AVAILABILITY DATE

Immediately

ASKING PRICE

\$2,400,000







Opportunity

Avison Young is pleased to offer a prime opportunity to acquire two contiguous strata warehouse units totalling approximately 5,787 sf in Surrey's Port Kells industrial area.






The property features an expansive warehouse area with two rear grade-level loading doors, complemented by fully built-out offices with premium finishes and a dedicated lounge/entertainment area.



Warehouse features

-  Concrete tilt-up construction
-  20' clear ceiling height
-  Two (2) rear grade-level loading doors (10' x 12')
-  100 amp, 347/600 volt, 3-phase electrical service to each unit
-  Fluorescent lighting
-  Forced air warehouse heating

Office / mezzanine features

-  Ground floor is improved with a showroom/reception, open office area, boardroom, private offices, kitchenette and two washrooms*
-  Second floor is improved with private offices, an expansive lounge area with a bar, theatre room and one washroom*
-  Double glazed windows for ample natural light
-  Fully sprinklered
-  Six (6) dedicated parking stalls plus visitor parking

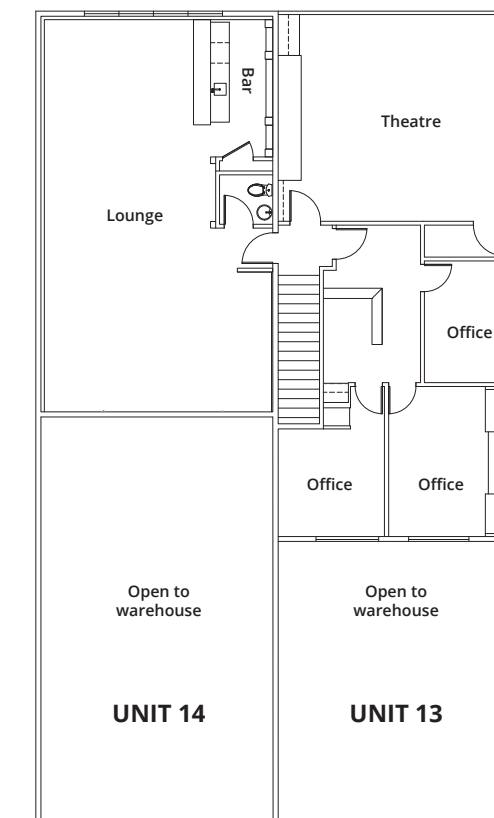
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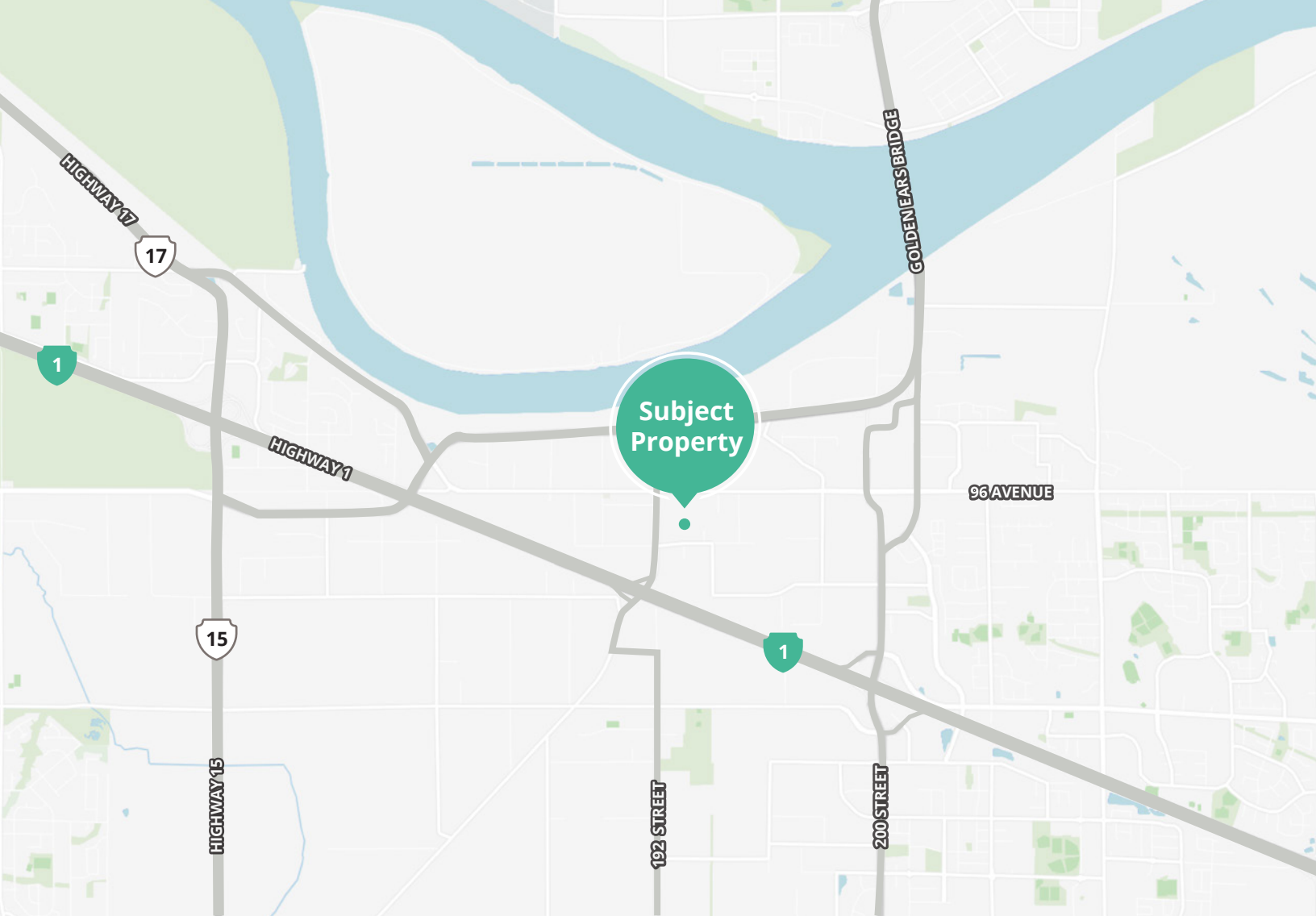
Floorplan

GROUND FLOOR



SECOND FLOOR





LOCATION

The unit is situated on the north side of 94th Avenue and east of 192nd Street in the highly sought-after Port Kells industrial area of Surrey.

This exceptional location is just 500 metres (one-minute drive) northeast of the 192nd Street / Highway 1 on-ramp, providing excellent connectivity to Highway 17 (SFPR), Highway 15, 200th Street and Golden Ears Way.

DRIVE TIMES

Highway 1	1 minute
Golden Ears Way	4 minutes
Highway 15	4 minutes
Highway 17	5 minutes
Port Mann Bridge	8 minutes
Highway 7	9 minutes

Contact for more information

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