

# For Sale

## Retail/Commercial Strata Unit Near Future Willowbrook Mall Skytrain

### Location

Willowbrook | Fraser Highway.  
6039-196 Street | Surrey

### McGladery Commercial

RE/MAX Commercial Advantage

### Contact

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## Rare Willowbrook Strata

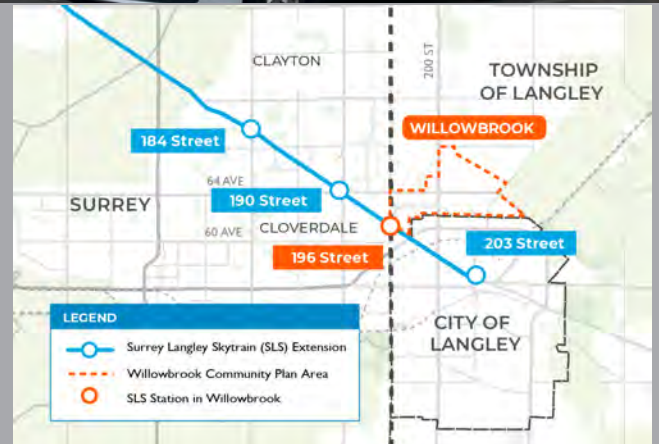


## HIGHLIGHTS

- Next to Langley's Willowbrook Mall Mega Shopping Destination
- High Exposure - Massive Signage
- Two Level Unit
- Serving one of BC's Most Affluent Markets

RE/MAX  
COMMERCIAL

#500-889 West Pender St. Vancouver

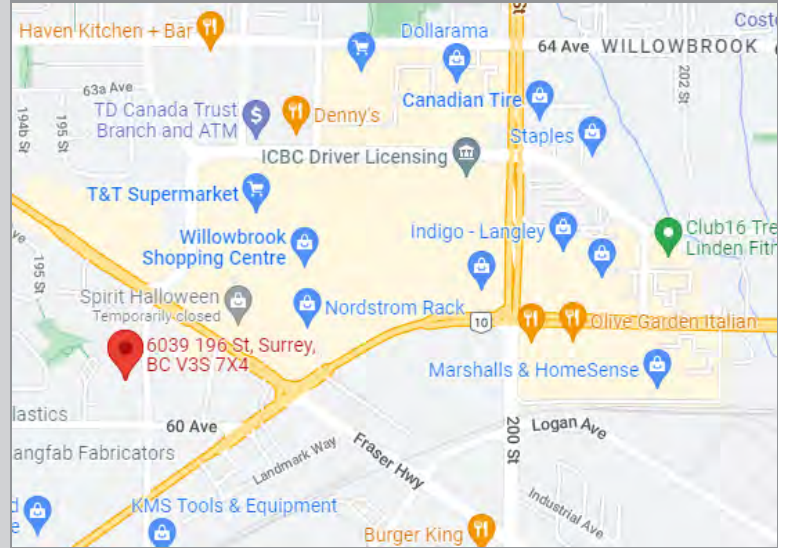


# For Sale

## Retail/Commercial Strata Unit Surrey

### Location

Willowbrook | Fraser Highway.  
6039-196 Street |



### OPPORTUNITY

- Be at the centre of Langley's Shopping District
- Own your Future!
- Be your own Billboard!
- Expansive Windows
- HVAC and 2 washrooms (1 rough-in)
- Steps to Willowbrook Mall

### LOCATION

The subject unit is located just south of the major intersection at Fraser Highway and 196th Street on the Surrey/Langley border. **The area is easily accessible by all major highways including Highway 1, 10, 17, 91, 99 and the Langley By-Pass.** A recently proposed SkyTrain expansion from Surrey to Langley will make this area even more accessible by transit in the near future.

### DETAILS

Address	104 – 6039 196 Street, Surrey, BC
Asking	#104 = \$2,999,000
S.L. #	#Strata Lot 4
Size	2,900 sqft*
Parking	3-6 designated parking stalls
Zoning	CHI allowing wide range of uses
Willowbrook Mall	Over 9 million visitors annually
Property Tax	\$7,296 (2022)

\*subject to final survey

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## Retail/Commercial Strata Unit

### Location

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Two Level Unit

## Rare Willowbrook Strata

### STRATA PLAN



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