



FOR LEASE

PRIME RETAIL OPPORTUNITY

Unit 403 - 14012 32nd Avenue, Surrey, BC

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**Personal Real Estate Corporation*

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— member of —

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INTERNATIONAL

IDEAL FOR

- Boutiques
- Specialty stores
- Professional services
- Cafés or eateries



PROPERTY INFORMATION

ADDRESS
Unit 403, 14012 32nd Avenue Surrey, BC
TOTAL UNIT SIZE
1,400 sq. ft.
ZONING
C-8 Community Commercial Zone
LEASE DURATION
4 year lease Term
RENT
Contact Listing Agent

UNIT 403
14022 32nd Avenue, Surrey, BC

MARKET INSIGHT

- Commercial Real Estate Trends: Surrey's commercial property market is characterized by strong economic indicators and infrastructure developments, making it a prime location for retail businesses
- Investment Opportunities: The city's growing GDP and expanding infrastructure contribute to a favorable environment for commercial ventures



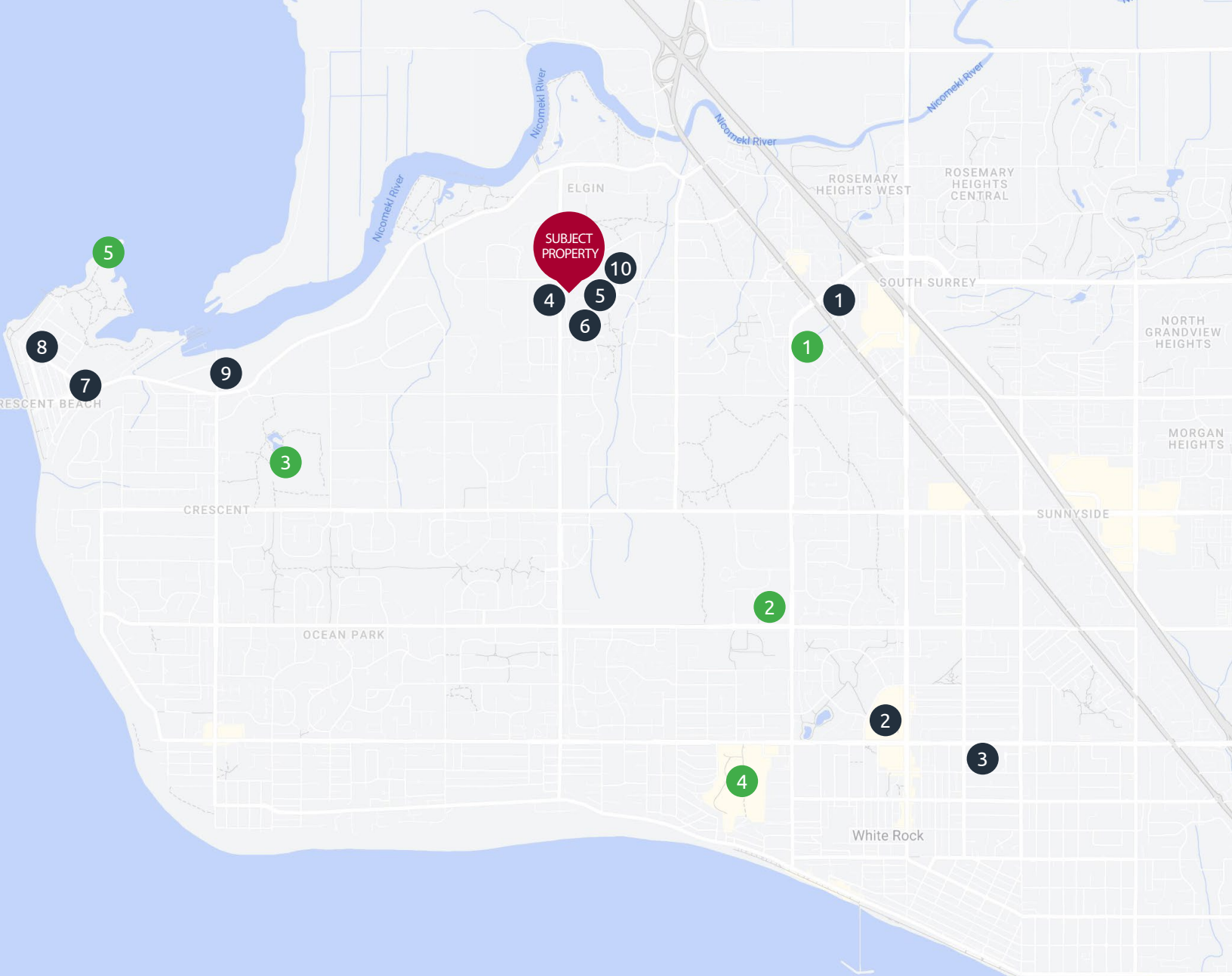
LOCATION HIGHLIGHTS

- **Location:** Situated in the vibrant community of South Surrey, offering high visibility and accessibility
- **Thriving Community:** Part of the rapidly growing South Surrey area, known for its economic growth and infrastructure developments
- **Proximity to Amenities:** Close to shopping centers, dining establishments, and residential neighborhoods
- **Economic Growth:** Surrey's GDP is on the rise, making it an attractive location for business investments



KEY FEATURES

- **Modern Design:** Contemporary storefront with large display windows
- **Ample Parking:** Convenient door front customer parking available
- **High Foot Traffic:** Located in a bustling area with significant pedestrian activity and community appeal
- **Accessibility:** Easy access to major roads and public transportation



AMENITIES

● SHOPPING & SERVICES

1. Canadian Tire
2. Semiahmoo Shopping Centre
3. Peace Arch Hospital
4. South Surrey Veterinary Hospital
5. West Coast Early Learning
6. Vegan Supply Surrey
7. The Cabin Restaurant
8. Seahorse Grill
9. Fieldstone Bread Ocean Park
10. Belle's Cafe

● PARKS

1. Victory Memorial Park
2. South Surrey Athletic Park
3. Crescent Park
4. Ruth Park
5. Crescent Beach Point

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