

KLEIN III

INDUSTRIAL SPACE FOR SALE

# 101-103 10425 173 Street Surrey, BC







# Highlights

## PRODUCT TYPE

Industrial Space for Sale

## SUMMARY

### LOCATION

101-103 - 10425 173 St, Surrey BC

### LOT SIZE

10,050 SF

### CONSTRUCTION

Concrete Tilt Up

### ZONING

IP2

### PARKING

9 + 2 Visitor Stalls

## SPECIALISTS



### Eugen Klein

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# Information

Klein Group Royal LePage presents an excellent opportunity to acquire a 10,050 SF fully improved warehouse and office facility located in the heart of North Surrey’s industrial corridor. The property features a 24-foot clear ceiling height, 3 grade-level loading doors, and nine assigned parking stalls with two visitor stalls. It’s flexible Industrial zoning allows for a wide range fo industrial

uses. Strategically positioned with quick access to Highway 17, Highway 1 and the Golden Ears Bridge, the property provides seamless connectivity to Metro Vancouver and the Fraser Valley. ideal for businesses seeking a functional space in a well-established industrial area.

ADDRESS	PID	BC ASSESSMENT		LEGAL DESCRIPTION
101 - 10425 173 St	025-962-132	276.3 / 285.3 sm	\$2,000,000	STRATA LOT 1 SECTION 7 TOWNSHIP 9 NEW WESTMINSTER DISTRICT STRATA PLAN BCS857
102 - 10425 173 St	025-962-141	272.8 / 288.5 sm	\$1,959,000	STRATA LOT 2 SECTION 7 TOWNSHIP 9 NEW WESTMINSTER DISTRICT STRATA PLAN BCS857
103 - 10425 173 St	025-962-175	165.6 / 168.9 sm	\$1,146,000	STRATA LOT 3 SECTION 7 TOWNSHIP 9 NEW WESTMINSTER DISTRICT STRATA PLAN BCS857

## PROPERTY DETAILS

LOCATION	101-103 - 10425 173 Street, Surrey BC
LOT SIZE	10,050 SF
ZONING	IP2 Industrial Park Zone 2
GRADE / LOADING DOORS	3
GRADE LOADING DIMENSIONS	10’ x 14’
WAREHOUSE CLEAR HEIGHT	24’
CONSTRUCTION TYPE	Concrete
YEAR BUILT	2003
SPRINKLERS	Yes
PARKING	9 + 2 Visitor Stalls
BC ASSESSMENT	\$5,105,000 (2025)

## PROPERTY FEATURES

- 10,050 SF light industrial space with showroom, office and warehouse
- Move-in ready: fully built out offices, boardrooms, shelving, racking and dedicated parking
- 1 minute from #1 Highway on ramp in Surrey

## PRICE

\$6,388,000

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# Demographics

Within a 5 minute drive of  
101-103 - 10425 173 Street, Surrey BC

## DEMOGRAPHICS



POPULATION  
16,091



HOUSEHOLDS  
4,397



MEDIAN AGE  
39.0



MEDIAN HOUSEHOLD INCOME  
\$133,914



WALK SCORE  
68



TRANSIT SCORE  
59

## HOUSEHOLD SPENDING



PUBLIC TRANSIT  
\$3,234



MEDICATION  
\$1,507



RENT  
\$4,795



HEALTH CARE  
\$854



FOOD  
\$19,856



CLOTHING  
\$6,047

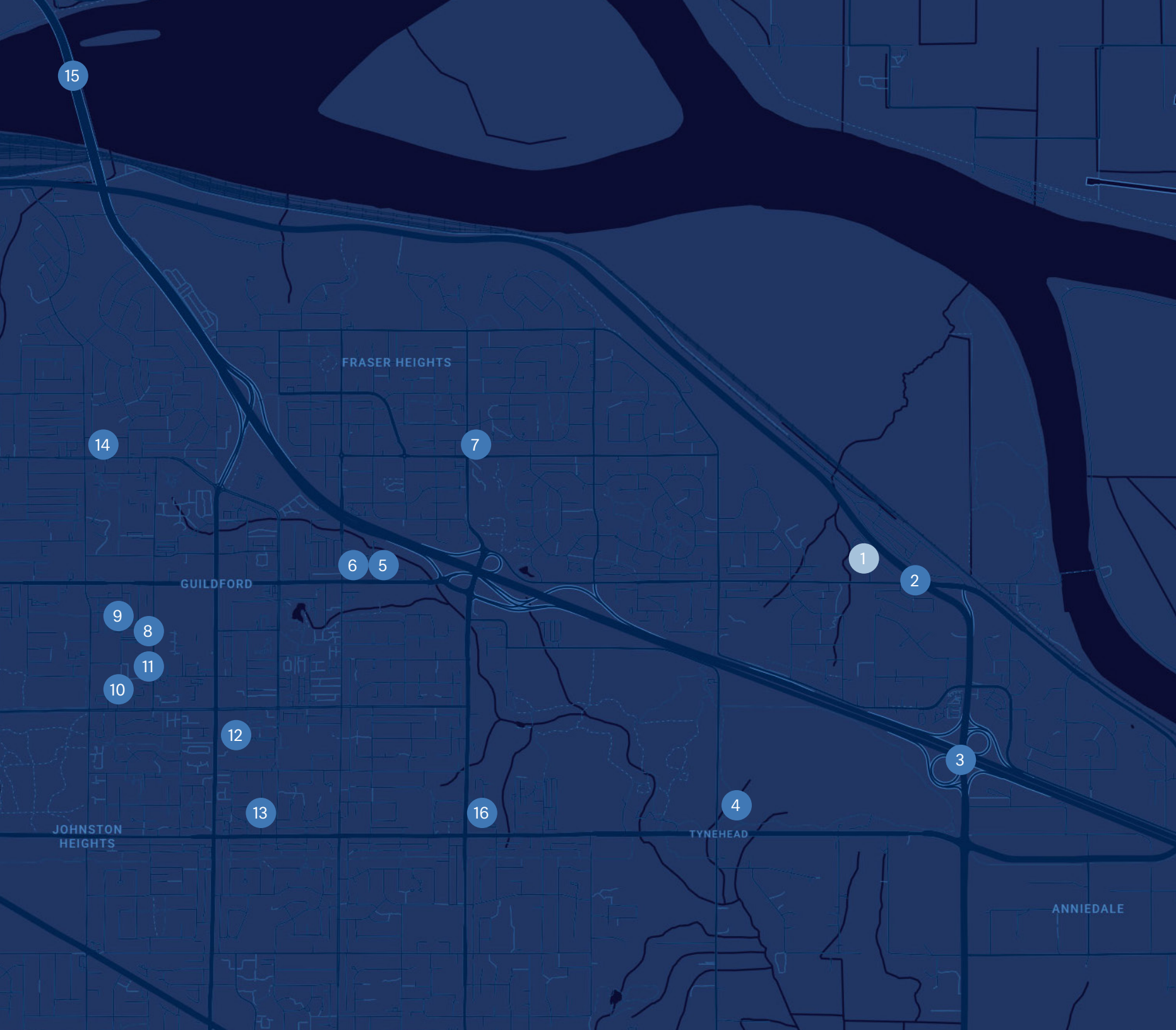
INFORMATION C/O ESRI CANADA 2025



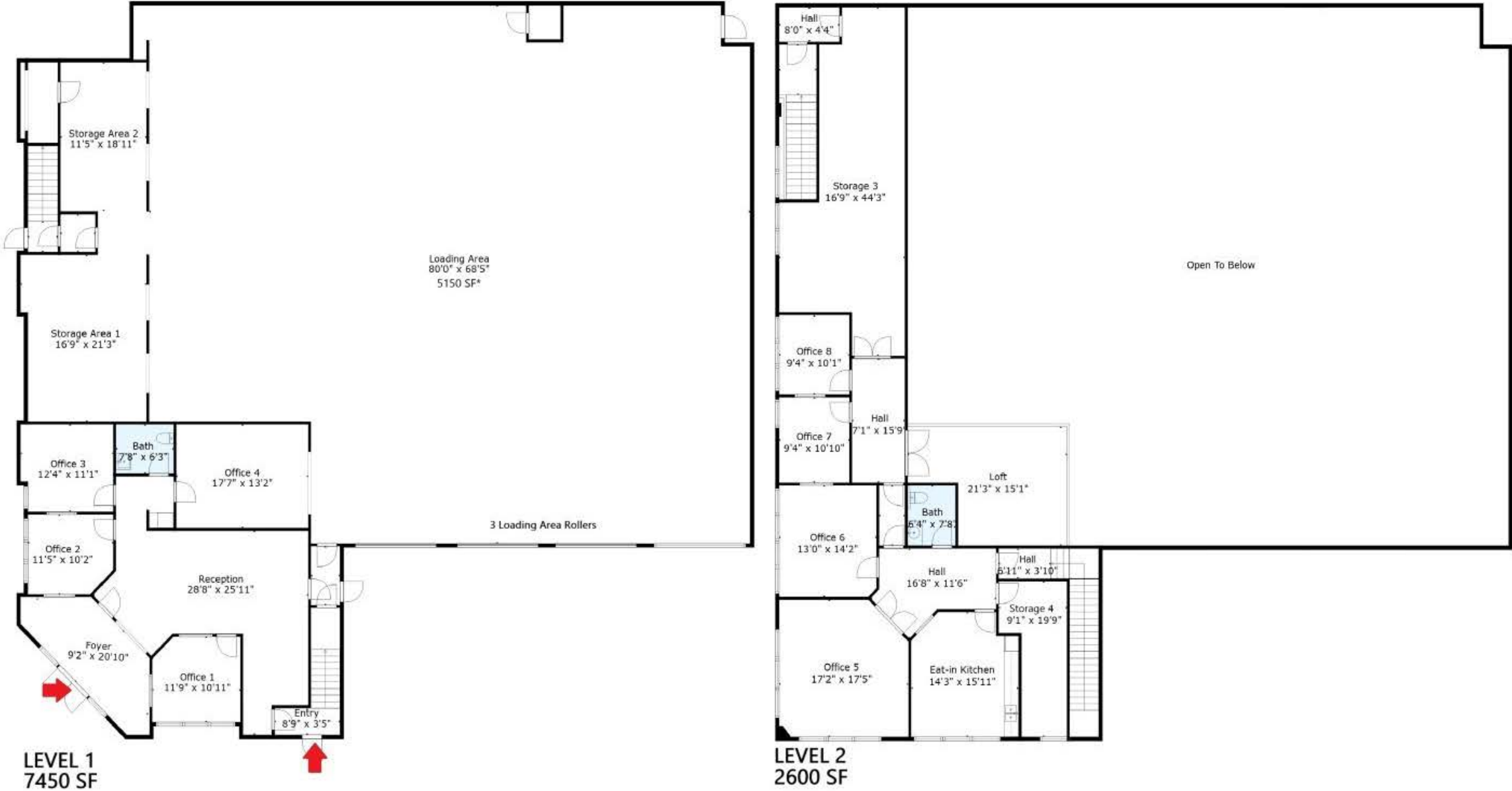


# Amenities

- 1. Subject Area - 101-103 10425 173 Street
- 2. Highway 17
- 3. Highway 1
- 4. Tim Hortons
- 5. Guildford Village Shopping Centre
- 6. Save-On Foods
- 7. Popeye’s Louisiana Kitchen
- 8. Guildford Town Centre
- 9. London Drugs
- 10. Landmark Cinemas
- 11. Walmart Supercentre
- 12. Earl’s Kitchen + Bar
- 13. T&T Supermarket
- 14. Church’s Chicken
- 15. Port Mann Bridge
- 16. McDonald’s



# Floorplans



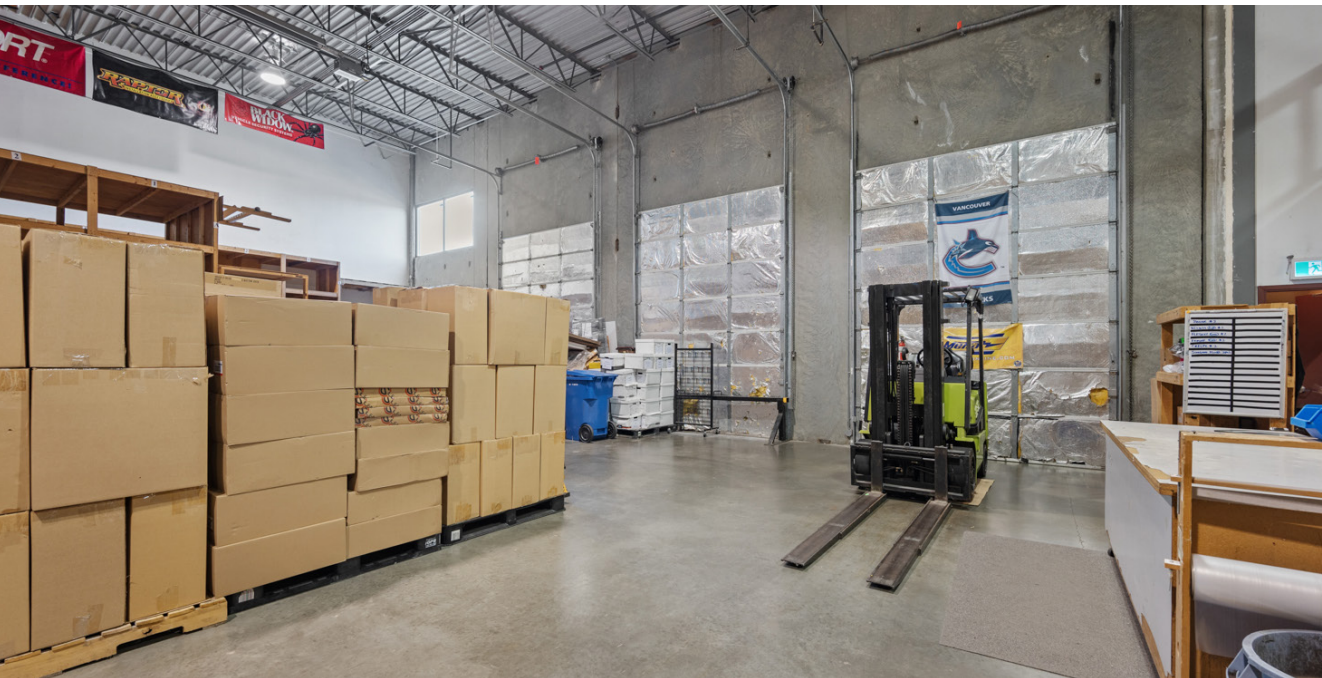


# Photos





# Photos





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