

# Freestanding Industrial Building for Sale

17942 - 55 Avenue, Surrey



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**JT Lee**

Personal Real Estate Corporation

**604 628 0099**

**jt@jt-lee.com**

**www.jt-lee.com**

RE/MAX Crest Realty  
3215 MacDonald Street  
Vancouver BC V6L 2N2

## LOCATION

Located in Cloverdale, close to the intersection of 180th Street and Highway 10. This location provides easy access to all major traffic arteries across the Lower Mainland, including Highway 10, Highway 15, and the Trans-Canada Highway to the north.

## BUILDING FEATURES

- 18' ceiling height
- Five - 10' x 12' grade doors
- 400 amp, 3 - phase power to the building
- Designed as 5 individual warehouse bays & 4 office units
- Concrete tilt-up construction
- New IKO torch on roof completed in July 2020

## ZONING

IL: Light Impact Industrial Zone

## BUILDING AREA (\*1)

Warehouse units	8,697 sq. ft.
Ground floor office units	1,000 sq. ft.
2nd floor office units	1,200 sq. ft.
<b>TOTAL AREA</b>	<b>10,897 sq. ft.</b>

## POSSESSION

Currently eight month-to-month tenants & one 2nd floor office expiring July 31, 2022. Some tenants at below market rates.

## LOT SIZE

0.515 acres

## TAXES (2020)

\$18,349.52

## SALE PRICE

\$3,600,000

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(\*1) Building area calculation is based off of the area stated in the Leases.

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