

PRICE REDUCED
\$200,000



FOR SALE
CORNER UNIT
LATIMER BUSINESS CENTRE
Unit # 107 – 2567 192nd Street



LOCATION: Located in the new and prestigious business park in Campbell Heights this premise is located directly on the corner of 25th Avenue and 192nd Street in South Surrey. This centralized location provides easy access to Highway 99, Highway 91, Highway 15 (176th Street), Highway 10 (56th Avenue) and Highway 1. In addition, the USA border crossing is but minutes away.

AREA:

Warehouse:	8,474 sq. ft.
Mezzanine	2,145 sq. ft.
TOTAL	10,619 sq. ft.

FEATURES:

- *Excellent exposure along 192nd Street & 25th Avenue
- *Two (2) dock and one (1) grade level loading doors.
- *26' ceiling heights
- *Air Conditioned office space.
- *Three phase (400 amp / 600 Volt) electrical service
- *Four (4) washrooms
- *Full kitchenette on mezzanine
- *Halogen lighting in warehouse

ZONING: IB1 – allows for a multitude of uses; including (but not limited to) a wide range of light industrial, manufacturing, warehousing and hi tech uses.

PROPERTY TAXES: \$22,207.27 (2009)

STRATA FEE'S \$798.41 (per month)

SALE PRICE: Now priced at: **\$1,580,000**

For Further Information, Please Contact:
***PETER HALL / *CHRIS DAVIES - RE/MAX CENTRAL**
***Personal Real Estate Corporation**

Telephone: (604) 718-7300 * Facsimile: (604) 718-7307 * E-Mail: remax@axion.net

