



**FOR SALE/LEASE
2,800 SQ. FT.
HIGH QUALITY SERVICE
COMMERCIAL WAREHOUSE**



**#11/12 – 12332 PATTULLO PLACE
SURREY, B.C.**

OFFERED BY

***PETER HALL / *CHRIS DAVIES**

***Personal Real Estate Corporation**

RE/MAX CENTRAL

TEL: (604) 718-7300 FAX: (604) 718-7307

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#11 /12 – 12332 PATTULLO PLACE, SURREY, B.C.

The Location

The subject property is conveniently located just off of Scott Road in North Surrey's Bridgeview area. More specifically, the property is located one block west of the King George Highway and two blocks north of the SkyTrain station.

The region surrounding the subject property is quickly emerging as a transportation hub and is already home to such companies as Vitran, Silvan Distribution and VanKam Freightways. This location offers excellent access to the Pattullo Bridge, highway 99 and Highway 91 via River road and will be afforded direct access to the soon to be completed South Fraser perimeter Highway.

Zoning:

CH-1 (Highway Commercial) providing for a broad range of service commercial, retail and light industrial uses.

The Improvements

The Subject property comprises of two strata units in an eighteen unit development. The building is constructed of tilt concrete panels with abundant glazing on two levels at the front and grade level loading at the rear. The project is afforded excellent parking around the entire site.

The Premises

Main floor Warehouse	2,800 sq. ft.
Office	B.T.S.

Operating

Costs & Taxes: \$4.20 per sq. ft. plus H.S.T. (or) \$980.00 per month plus H.S.T.

Property Taxes: #11: \$3,549.90 #12: \$3,566.12

Strata Fee's: Approximately \$185.00 per unit per month plus H.S.T.

Lease Rate: \$8.50 per sq. ft. plus H.S.T. (or) \$1,983.33 per month plus H.S.T.

Sale Price: #11: \$249,000 #12: \$249,000

FOR MORE INFORMATION, PLEASE CONTACT

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