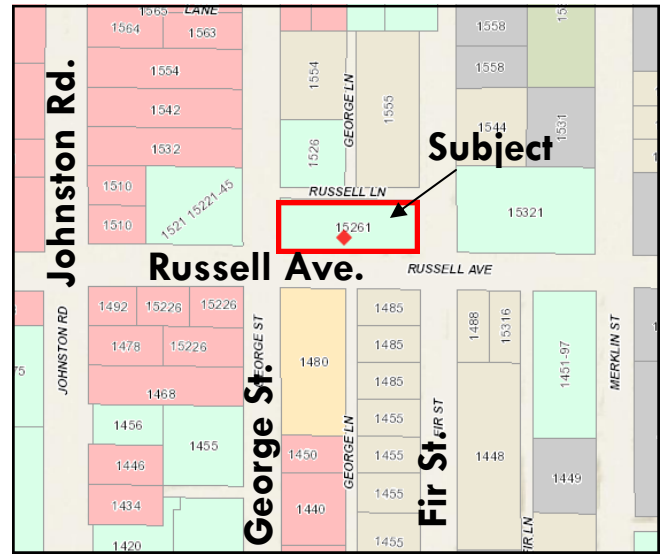




3 Storey Concrete Office Building in White Rock

Exclusive Offer

15261 Russell Ave., White Rock



Exclusive Offer! Approx. 15,000 Sq. Ft. leasable area three storey office building on 22,495 Sq. Ft. Site. The Property is located within the most prosperous commercial area in White Rock Downtown. There is great traffic and pedestrian exposure. The building is facing to the south, it has major renovation in 2010. There are 10 long term tenants which bring substantial annual income. 30 parking stalls. The site is under CR-2, has potential to build a second 6 storey or same height building with underground parking. Current FSR is 1.75. An excellent property either for holding or for future developing. **Call now!**

Property Information

Legal: PL NWS1379 LT 1-4 LD 36 SEC 11 TWP 1
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

P.I.D.: 001-785-141; 000-603-601; 001-785-150; 000-739-821

Zoning: CR-2 (Lower Town Centre Area Commercial/Residential Zone)

Lot Size: 22,495 (Sq. Ft.) 244 Ft. X 92 Ft. approx.

Building Information:

Storey: 3
Parking: 30
Material: Concrete
Renovation: in 2010



Commercial Top 4 Winner

梁國權

604-644-6482

Award Winning Services!



- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Western Canada Top 4 全西岸加拿大首4名
- Over 25 Years Real Estate Experience 超過25年房地產經驗
- Re/Max Hall of Fame Award 終身大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- MLS Medallion Club Award 溫哥華地產局銷量大獎

Re/Max Real Estate Services #410 – 650 W.41st Ave, Vancouver, BC V5Z 2M9

Tel: 604-263-2823 Fax: 604-263-1057 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

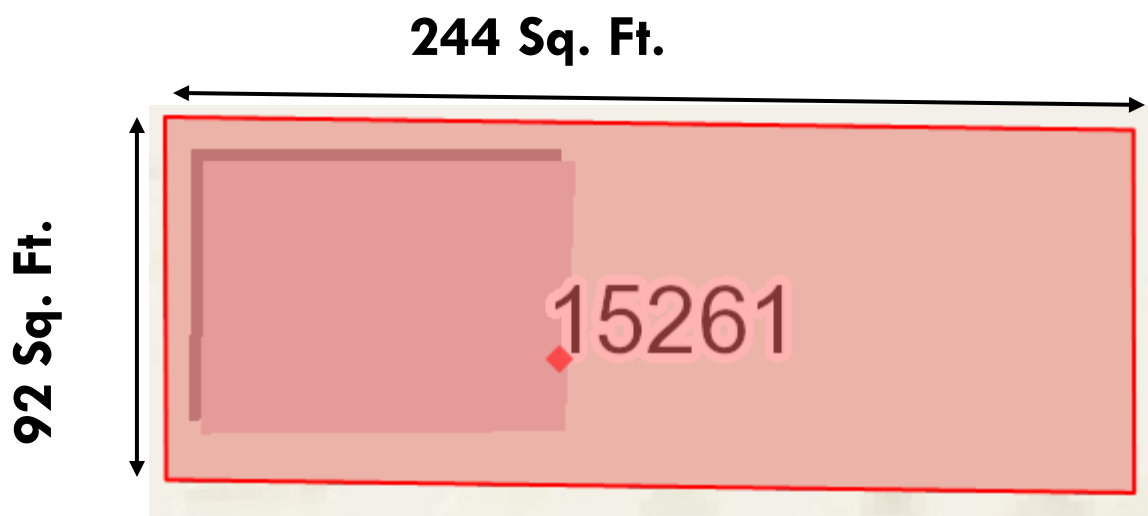
Aerial View





Site Measurement (approx.)

15261 Russell Ave., White Rock




15261 Russell Ave, White Rock (Site Map)



- Legend**
- Address Points
- Lots
- Residential
 - Multi-Family
 - Commercial/Residential
 - Comprehensive Development
 - Institutional
 - Park/Open Space

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

 Scale: 1: 2,333
Map created on: October-14-14

6.17 CR-2 Lower Town Centre Area Commercial / Residential Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses in the Lower Town Centre area as identified in Schedule D – Development Permit Areas of the Official Community Plan.

6.17.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *retail service group 2 uses*;
- 3) *licensed establishments*, including *liquor primary*, *food primary*, *agent store*, *u-brew* and *u-vin*;
- 4) *civic use*;
- 5) *medical or dental clinic*;
- 6) *multi-unit residential use* in conjunction with not more than one of the following *accessory uses per dwelling unit*:
 - a) *accessory home occupation* in accordance with the provisions of Section 5.3.;
 - b) *accessory boarding use* in accordance with the provisions of Section 5.4.
- 7) a *one-unit residential use*, a *two-unit residential use*, or a *three-unit residential use* accessory to a *retail service group 1 use* or a *retail service group 2 use*, and limited to the storey or storeys above the portion of a building used for *retail service group 1* or *retail service group 2 uses*.

6.17.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the CR-2 zone are as follows:

Lot width	15.24m (50.0ft)
Lot depth	35.0m (115.0ft)
Lot area	534.2m ² (5,750.5ft ²)

6.17.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 65%.

6.17.4 Density:

- 1) Maximum *gross floor area* (GFA) of all uses shall be 1.75 times the *lot area*.

6.17.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 10.7m (35.1ft).

6.17.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary structures* in the CR-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Structures
Front lot line	1.5m (4.92ft)	Not permitted *
Exterior side lot line	1.5m (4.92ft)	3.0m (9.84ft)
Interior side lot line or rear lot line adjacent to a lot zoned only for residential use	1.5m (4.92ft)	3.0m (9.84ft)

6.17.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.14 and in addition to the provisions of sub-sections 6.17.6 and 6.17.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *ancillary structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.
- 3) * notwithstanding sub-sections 6.17.6 and 6.17.7 2), decks, patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café/Business License) Bylaw requirements.

6.17.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.15.

6.17.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.16.2 and 4.16.3.