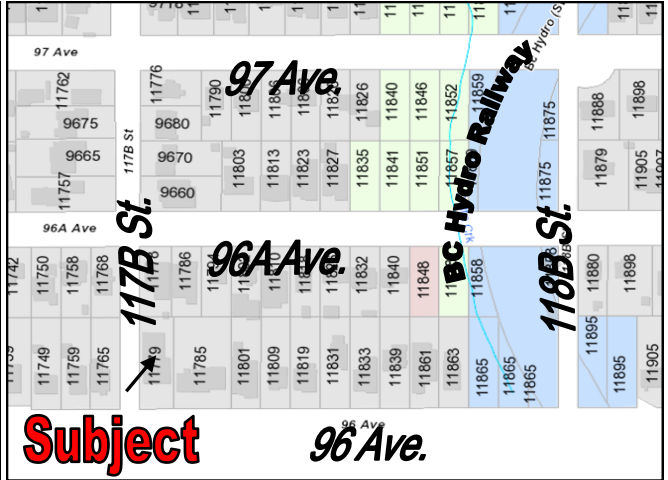




# Corner Income Commercial Freestanding building for Sale

11779-96th Avenue, Surrey, BC

**\$898,000**



**High traffic location!** Great income investment property exposure to 96th Ave. and 117B St., have direct access to Scott Road (Main Road). The property surround by residential neighborhood, near school, bus stop, 5 minutes drive to Skytrain station, close to upcoming business park. The building is one level property, separated into commercial and residential side with approx. 4420 SF total area. 1,620 SF unit leased to a grocery store, lease term is 3 years with two 3 years renew option, started from March 2011. Monthly gross rent is \$2,300. The 2,800 SF residential side is divided into 2 levels, on the main floor is a 4 bedroom suites and on the lower level currently has an enclosed double garage plus potentially a 1 bedroom suite. Total projected monthly gross rent is \$4250. 5 parking place available plus open parking space. C4 Zoning is intended to accommodate and regulate the development of local small scale commercial developments, suitable for retail, restaurant, personal service use serving the local area. Stable income with increased potential. Excellent holding property for future redevelopment. **Call today for details!**

### Building Information

Meter: 2  
Built in: 1983  
Total Parking: 5 + 2 Covered + Open Parking Space

	Area (Sq Ft)	Gross Monthly Income
Grocery Store	1620	\$2300
4 Bedrooms upstairs	1400	\$1400 (Projected)
1 Bedroom downstairs	800 Approx.	\$550 (Projected)
<b>Total</b>	<b>3820</b>	<b>\$4250 (Projected)</b>

### Property Information

Address: 11779-96th Avenue, Surrey, BC  
Legal: PL 10539 LT A BLK 5N LD 36 SEC 36 RNG 3W  
P.I.D.: 008-352-631  
Zoning: C4 (LOCAL COMMERCIAL ZONE)  
Lot Size: 56 Ft x 172 Ft (9,747 SF Approx.)

### Assessment(2011):

Land: \$389,100  
Improvement: \$247,800  
Actual Total: \$636,900  
Tax (2011): \$8,640.80



**Raymond Leung PREC\***

梁國權

604-644-6482

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