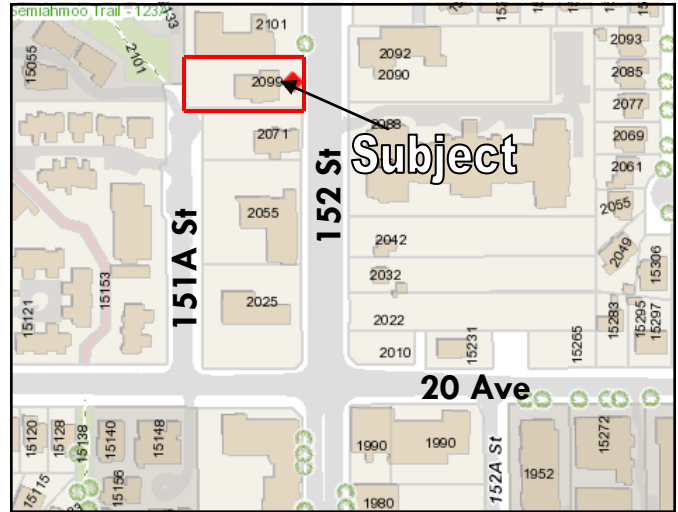




# Just Listed—Exclusive Offer

## Free Standing Professional Building in South Surrey

2099 152nd St. Surrey



**Exclusive Offer!** Free standing professional building along 152nd St. in South Surrey Sunnyside Neighborhood. Great traffic and pedestrian exposure, excellent professional office building. Minutes drive away to Walmart, Semiahmoo Shopping Center, and high way exist. Close to schools and parks, very convenient location. The three storeys building has approx. 8571 SF leasable area, fully leased. Annual net income is approx. \$141,000 per year. 32 parking stalls on site. The property is under C-8 Zoning (Community Commercial Zone). It is an excellent property either for holding . **Call now!**

### Property Information

Address: 2099 152nd St. Surrey  
 Legal: PL 9623 LT 10 LD 36 SEC 15 TWP1  
 LEGAL SUBDIVISION 9, EXCEPT PLAN  
 REF PL 62659  
 P.I.D.: 002-581-493  
 Zoning: C-8  
 Lot Size: 21,106 SF (95X220 approx.)

### Government Assessment (2015)

Land: \$1,796,000  
 Improvement: \$1,023,000  
 Actual Total: \$2,819,000

### Building Information

Roof Top: 2000 renewed  
 Building Size: 8571 (approx.)  
 Parking Stalls: 32  
 Built Year: 1971 (approx. 45 Yrs)



**Commercial Top 4 Winner**

梁國權

604-644-6482

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- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
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- 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.



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