

FOR SALE

- Retail Space Fully Occupied
- 30% of Retail Space Leased to National Tenants
- Highly Visible, High Traffic Location on 152nd Street
- Below Market Rents
- Adjacent Guildford Town Centre

**Guildford Place
10310 - 10340 152nd Street
Surrey, British Columbia**



For More Information, Please Contact:

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FOR SALE

Guildford Place
10310 - 10340 152nd Street
Surrey, British Columbia

The Opportunity

To own a strategically located retail/office property with substantial upside in the heart of the Surrey's growing Guildford area.

Civic Address

10310 – 10340 152nd Street, Surrey, British Columbia

Legal Address

Lot 39 Except: Firstly: Part Subdivided by Plan 49836 Secondly: Part Subdivided by Plan 51685; Section 28 Block 5 North Range 1 West New Westminster District Plan 47979. PID: 002-200-571

Location

The Property is located in the heart of Surrey's Guildford neighbourhood. The Property is easily accessed from Highway #1 and is situated on the east side of 152nd Street, just south of 104 Avenue and directly across the street from Guildford Town Centre Shopping Mall.

Description

The Property is improved with four buildings: One larger two-storey retail/office building and three single-storey retail pads. Major tenants include Tim Hortons, Rogers Video, Edward Jones, Coastal Riders and Black & Lee. The building has ample surface parking as well as a gated underground parking area.

Parking

Surface parking at front and rear: 166 stalls
Secured underground parking: 35 stalls
TOTAL: 201 stalls

Lot Size

130,284 sq ft. (2.99 acres)

Building Size

Ground Floor Retail: 36,809 sq. ft.
2nd Floor Office: 12,456 sq. ft.
TOTAL: 49,625 sq ft.

Zoning

C-8 Community Commercial Zone

Assessed Value (2009)

Land: \$4,950,000
Improvement: \$5,278,000
Total: \$10,228,000

Property Taxes (2009)

\$167,467.10



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