



FOR SALE



Industrial Office Space for Sale

Unit 313—8352 130th Street, Surrey
2,120 sq ft

For more information, please contact

Bobbi Crandall 778.773.5157

REALTOR®

E cbobbi@telus.net

W tullisrealty.com



This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

FOR SALE

OPPORTUNITY

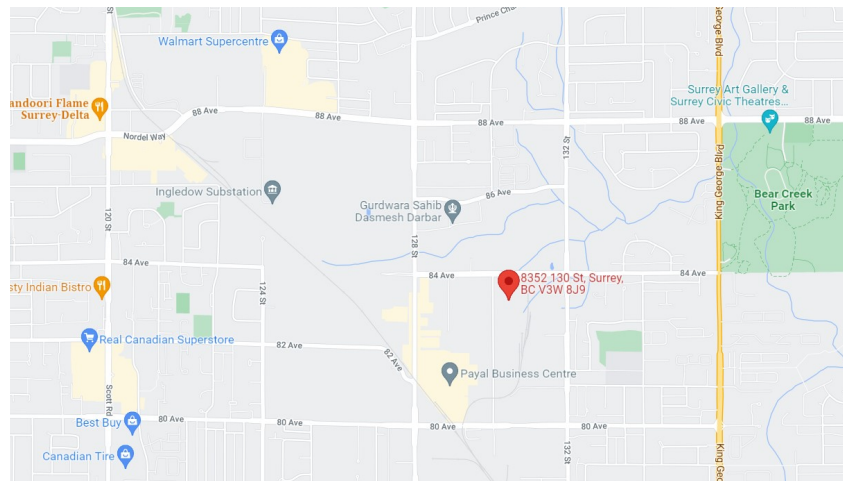
Centrally located second floor improved corner office space with air conditioning (2 rooftop CARRIER HVAC units) in the Queen Mary Park area of Surrey. Strata plan shows 2,120.49 sqft with reception & waiting area, offices, boardroom, washroom, kitchenette and 3 parking stalls. Situated at the end of the building, this unit allows all offices and the boardroom to have large windows which brings in the natural light and makes it pleasantly bright. Ample opportunity to increase number of offices and update this unit.

DETAILS

Address 313-8352 130th Street
PID 024-198-447
Strata Fees \$530.47 per month
Size 2120.49 sqft
Zoning IL Light Industrial
Property Taxes \$5,919.48 (2021)

Asking Price

\$1,272,295.00



Bobbi Crandall 778.773.5157

REALTOR®

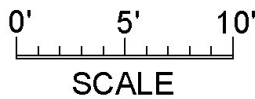
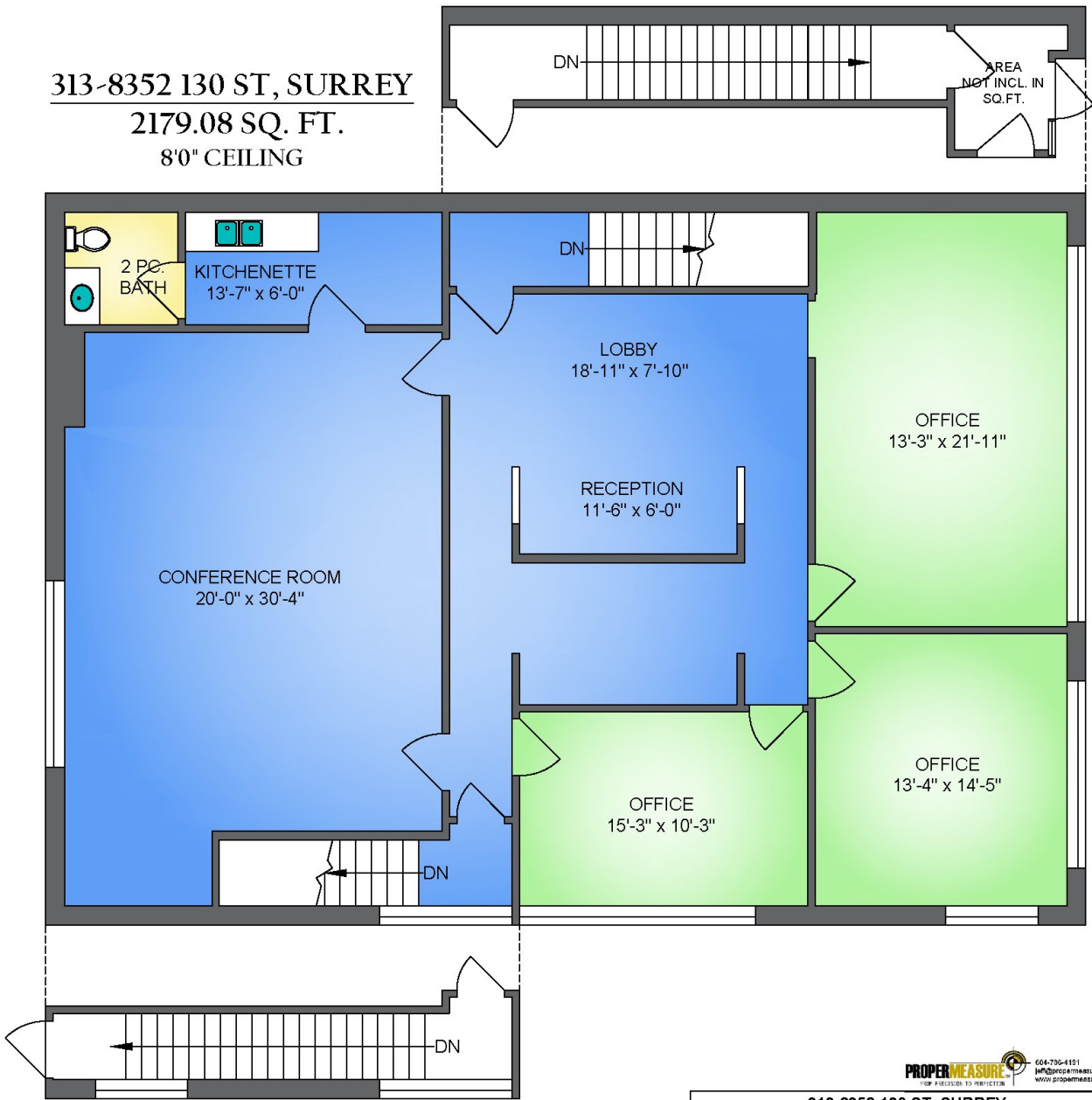
E cbobbi@telus.net

W tullisrealty.com



FOR SALE

313-8352 130 ST, SURREY
 2179.08 SQ. FT.
 8'0" CEILING



313-8352 130 ST, SURREY
 JANUARY 12, 2021
 PREPARED BY PROPER MEASURE.
 FOR THE EXCLUSIVE USE OF BOBBI CRANDELL.
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY DIMENSIONS AND MEASUREMENTS ARE APPROXIMATE.
 SQ. FT. CALCULATED TO THE FACE EXTERIOR OF WALLS AND THE CENTERLINE OF CURVED WALLS. STAIRWELL LEADING TO UNIT IS
 INCLUDED IN TOTAL SQ. FT.

FLOOR	AREA (SQ. FT.)
	FINISHED
SECOND	2179.08

Bobbi Crandall 778.773.5157

REALTOR®

E cbobbi@telus.net

W tullisrealty.com



FOR SALE



Bobbi Crandall 778.773.5157

REALTOR®

E cbobbi@telus.net

W tullisrealty.com

