

# 2 - 17921 55 AVENUE, SURREY

## INDUSTRIAL UNIT WITH GRADE LEVEL LOADING DOOR

FOR  
SALE



WILLIAM | WRIGHT



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## The Opportunity

This Industrial strata unit boasts a grade level loading door, 100A power service and +/- 17.5 foot warehouse ceiling height. With a thoughtfully designed office area for administrative tasks, the buildout optimally utilizes the space, leaving a high percentage of the floor area available for warehousing and other light impact industry needs. Please verify all measurements independently should they be deemed important.





## Salient Facts

**Size** ± 1,693 SQFT

**Zoning** IL

**Property Taxes** \$7,698.85

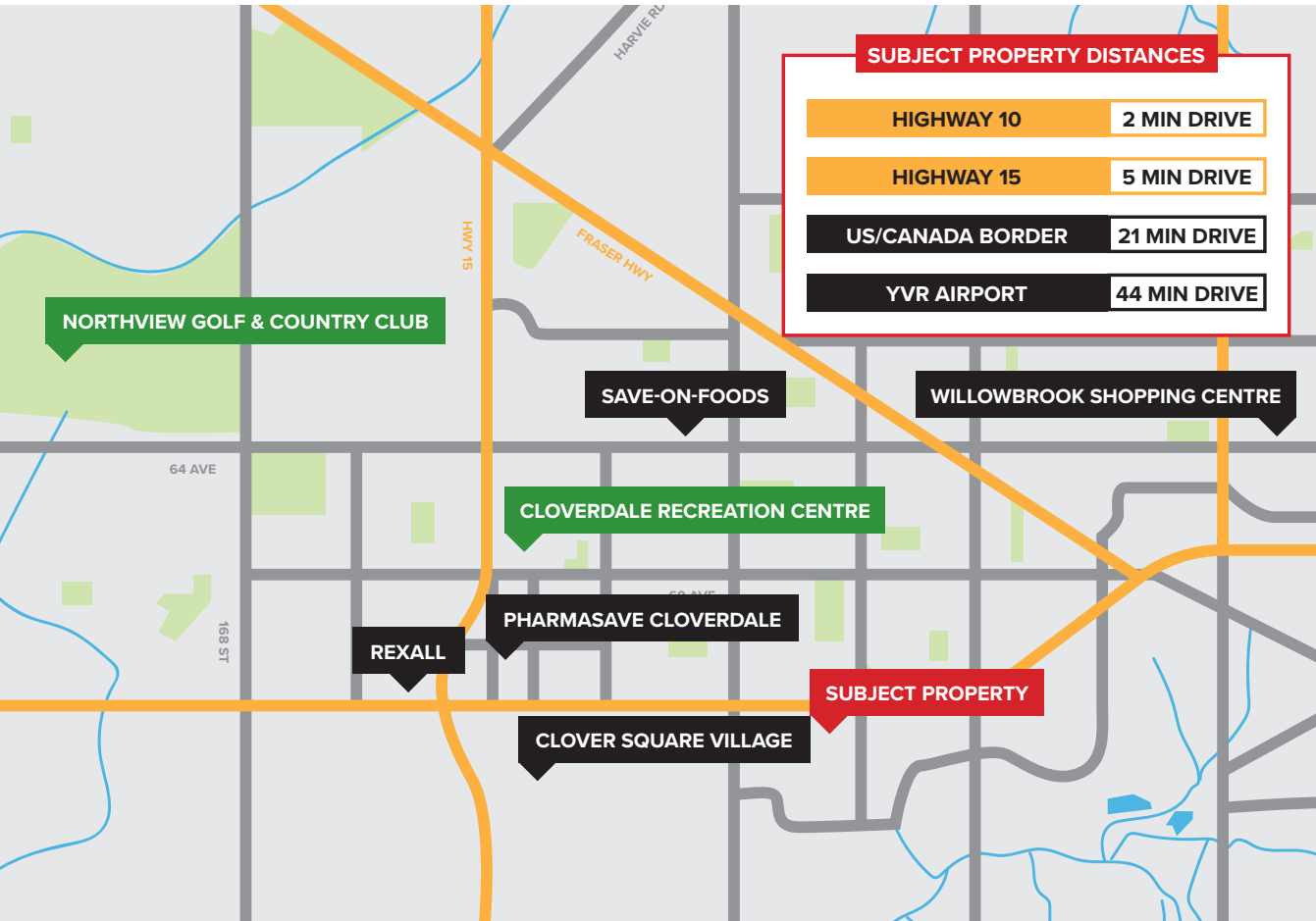
**Strata Fees** \$785.32

**PID** 001-904-108

**Legal Description** STRATA LOT 2, PLAN NWS1707, SECTION 5, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Price** \$1,299,000.00





## Location

This property is located near the historic downtown Cloverdale and a wide variety of amenities. Its close proximity to the corner of Highway 10 and Highway 15 allow for easy access and distribution across the Fraser Valley and to the US border.

## For More Information Contact

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