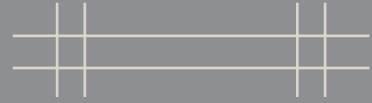


FOR SALE



103-19232 Enterprise Way

Surrey, British Columbia

3,459 SF WAREHOUSE/OFFICE WITH GRADE LOADING

Keegan Matheson

Associate, JLL

+1 778 991 9406

keegan.matheson@am.jll.com

Jonathan Jassebi*

Vice President, JLL

+1 604 998 6141

jonathan.jassebi@am.jll.com

* Personal Real Estate Corporation

Iman Moghadam*

Kanavero Real Estate Team

+1 604 721 6209

iman@kanavero.com

* Personal Real Estate Corporation

KANAVERO
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Building Highlights



FLOOR	AVAILABLE AREA (SF):	
1 st	OFFICE	1,000 SF
1 st	WAREHOUSE	1,454 SF
2 nd	OFFICE	1,005 SF
TOTAL	3,459 SF	

*All measurements are approximate and to be verified by Tenant.



Zoning:
CD / IL
Comprehensive Development / Light Impact Industrial



Asking Price:
\$2,594,250



Property Taxes:
\$9,260.03 (2022)



Grade loading



22' Clear ceiling height



Ample 3-phase power



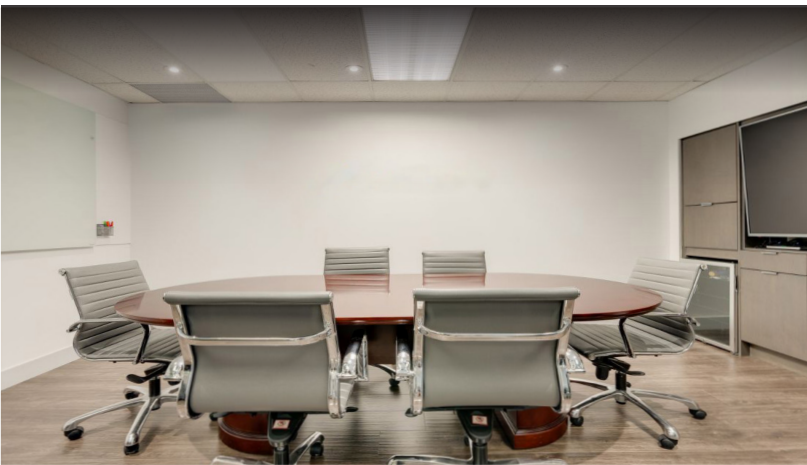
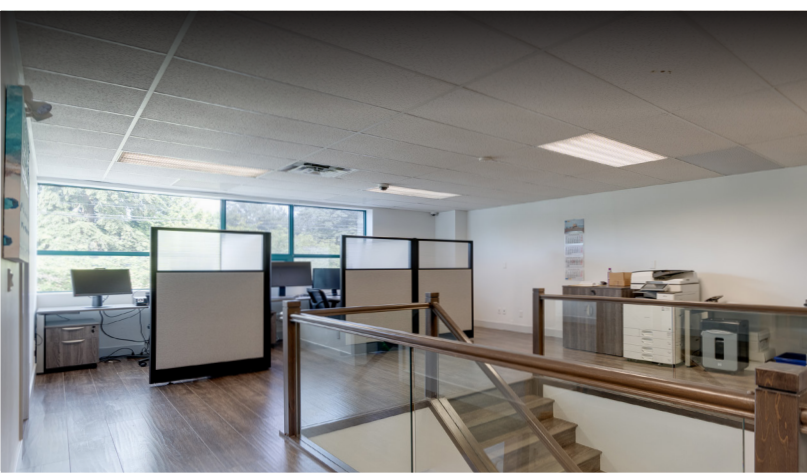
Built in 1993



Professionally finished office space and kitchen

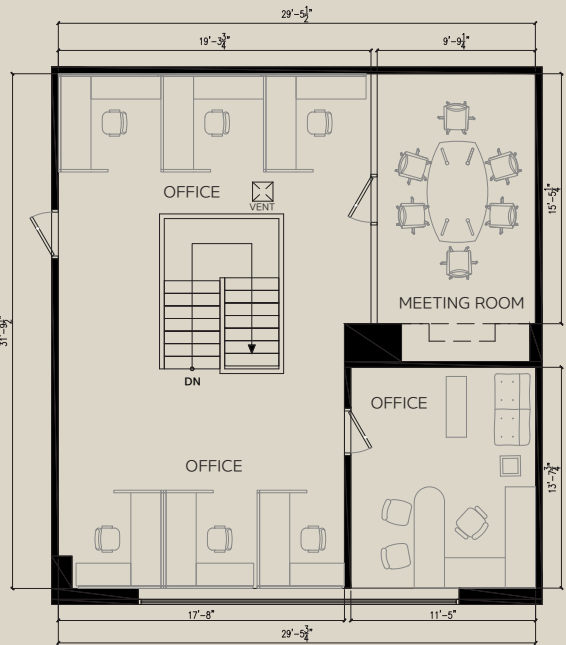


Concrete tilt-up construction

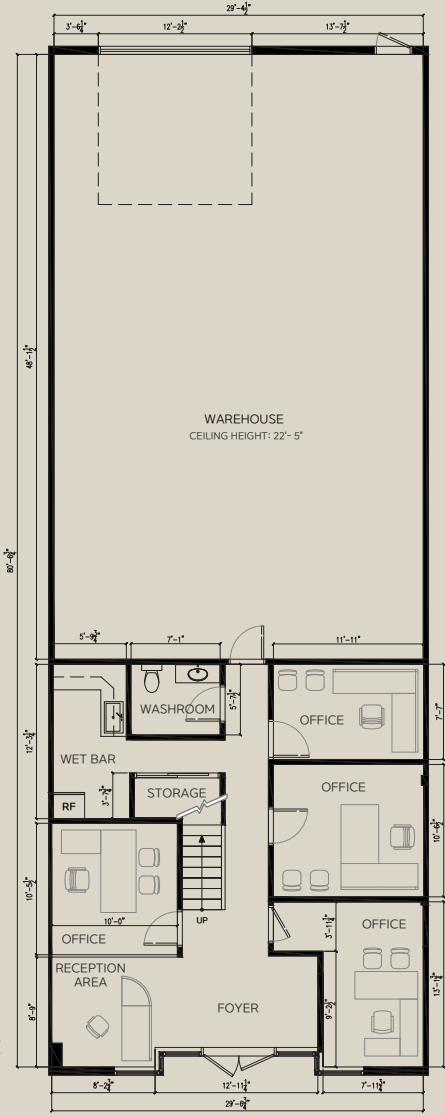


Description

Excellent opportunity to purchase a 3,459 square foot strata Office/Warehouse unit, including 2010 square feet of office space over two levels, and 1349 square feet of warehouse space. The unit has been completely and tastefully improved in 2019 with 5 enclosed offices, 1 Glass enclosed boardroom with custom built cabinets and large screen for presentation system, 1 bathroom, and a kitchen. Facility has duplex data lines to each office and to the open spaces, as well as a dedicated data line for the multipurpose printer. The subject property features concrete tilt-up construction, 19' ceiling height, air conditioning, three-phase power, quality glazing at the front of the unit and one grade level loading door at the rear. Quality Complex built in 1995 in an excellent location with direct access to major transportation routes, including Hwy #10. 4 Private Parking Stalls included. Turn key, in immaculate condition.



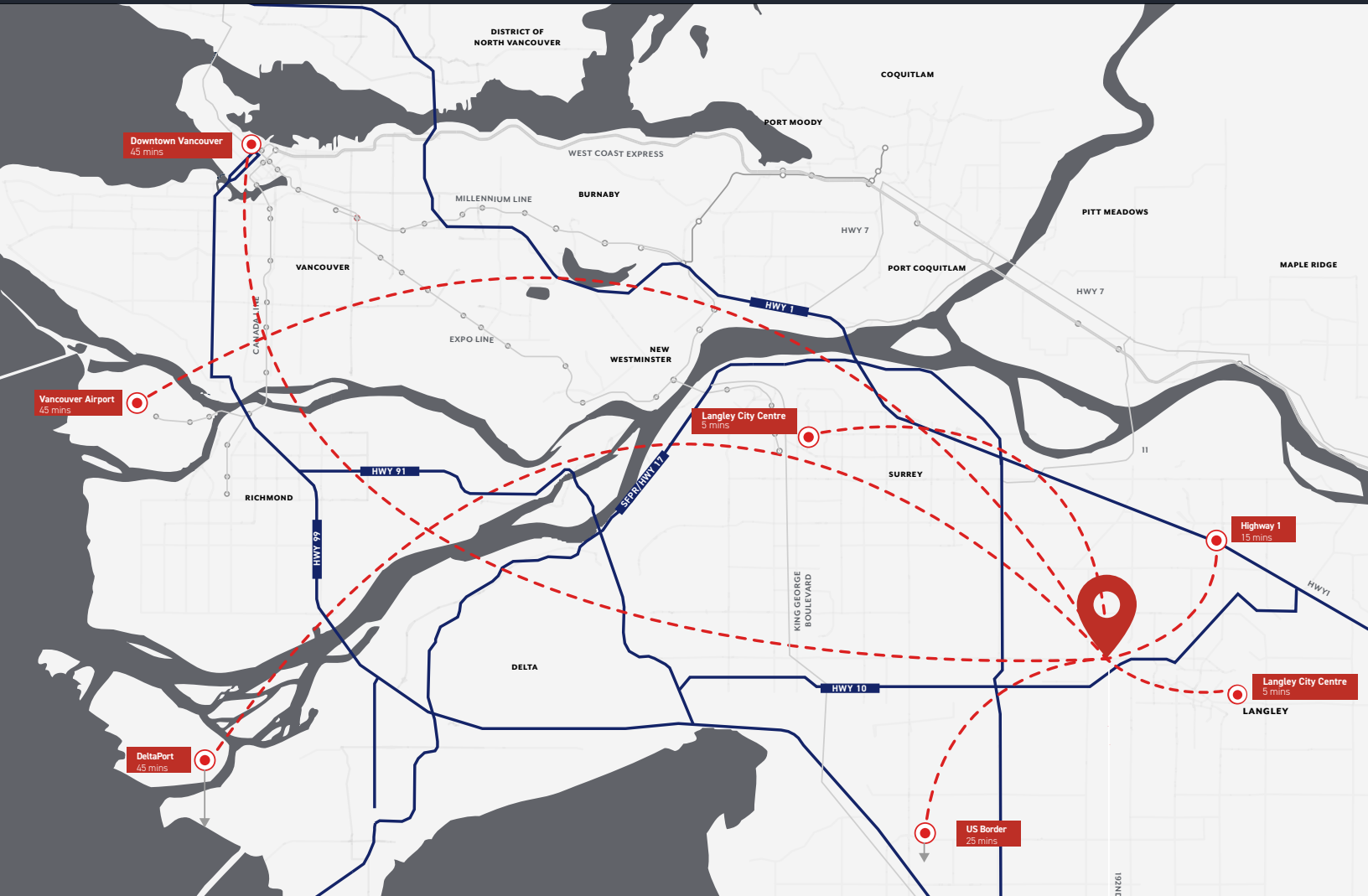
Second Floor
Ceiling Height:
8'-0"



First Floor
Ceiling Height:
9'-0"

Location

103 - 19232 Enterprise Way is well located on 192nd street directly north of Highway #10, the location allows for direct access to several major traffic routes in Surrey and Langley. The property is ideally surrounded with an abundance of amenities within walking distance.



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KANAVERO

REAL ESTATE TEAM



jll.ca

510 West Georgia Street, Suite 2150

Vancouver, BC V6B 0M3

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