COMMERCIAL REAL ESTATE

GRANDVIEW CENTRE 2388 - 156 Street, Surrey

24th Ave Retail!



Highlights:

- High Exposure Retail Units
- 1,611 to 4,993 sq.ft.
- Gateway to South Surrey's Mega Shopping Destination

CONTACT: 604-290-8777

Rachel McGladery* rachel@mcgladery.ca

* Personal Real Estate Corporation



RE/MAX Commercial Advantage #500-889 West Pender Street Vancouver, BC V6C 3B2

Each office is independently Owned & Operated

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GRANDVIEW CENTRE

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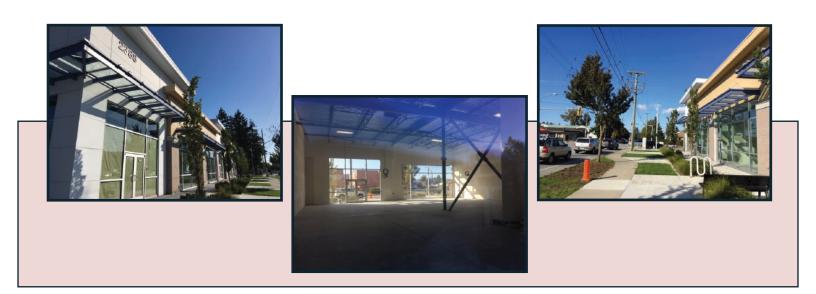
2388 - 156 Street, Surrey

Opportunity

- > This is the place to be!
- Reach the Fraser Valley's most sought after demographic with this brand new, highly visible retail space next to South Surrey's mega shopping centre destination
- > Expansive window glazing with dramatic 16ft ceilings
- > Zoned C-5 (both retail and office uses)
- > Pylon signage

Location

- Situated on the corner of 156 Street and 24 Avenue
- Grandview Centre is between King George Blvd and Highway 99, providing high exposure and easy access
- Traffic counts show more than 18,000 vehicles on 24 Ave



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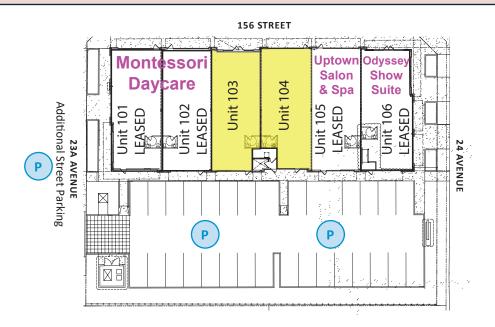
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Unit #	Area (sq.ft.)	Base Rent (per sq.ft.)	Additional Rent (per sq.ft.)	Monthly Rent
103	1,651	\$35.00	\$12.50	\$6,535 + GST
104	1,611	\$35.00	\$12.50	\$6,376 + GST
<u></u>	ED -1,731	\$37.00	\$12.50	\$7,140 + GST

AVAILABILITY

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