

# 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



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**RE/MAX**  
COMMERCIAL

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

\* Personal Real Estate Corporation

Each office is independently Owned & Operated

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### 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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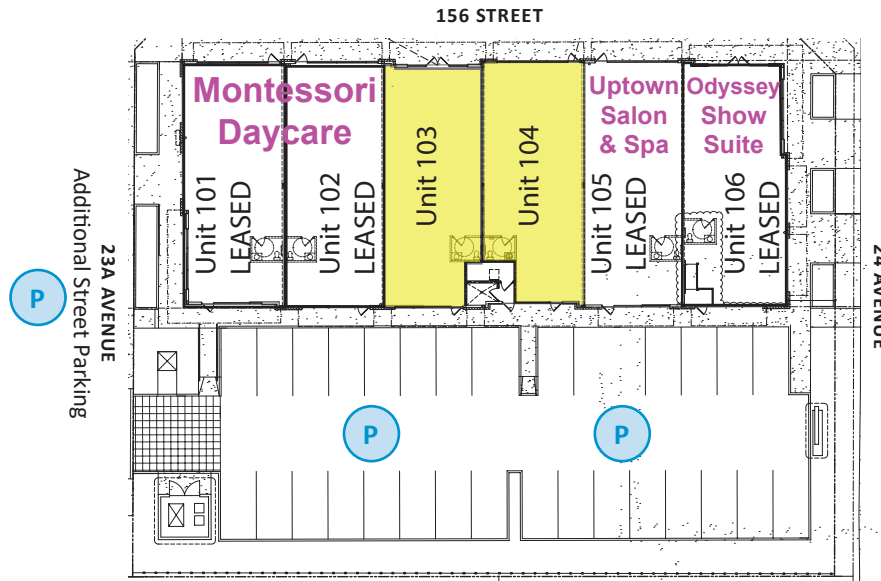
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| Unit #                       | Area (sq.ft.)    | Base Rent (per sq.ft.) | Additional Rent (per sq.ft.) | Monthly Rent             |
|------------------------------|------------------|------------------------|------------------------------|--------------------------|
| 103                          | 1,651            | \$35.00                | \$12.50                      | \$6,535 + GST            |
| 104                          | 1,611            | \$35.00                | \$12.50                      | \$6,376 + GST            |
| <del>105</del> <b>LEASED</b> | <del>1,731</del> | <del>\$37.00</del>     | <del>\$12.50</del>           | <del>\$7,140 + GST</del> |

## AVAILABILITY

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