

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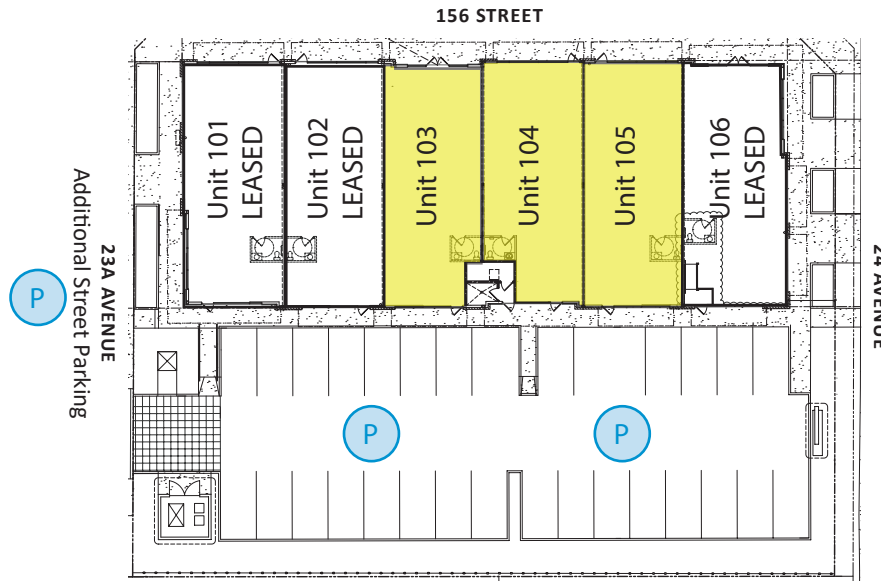
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| Unit # | Area (sq.ft.) | Base Rent (per sq.ft.) | Additional Rent (per sq.ft.) | Monthly Rent |
|--------|---------------|------------------------|------------------------------|---------------|
| 103 | 1,651 | \$35.00 | \$12.50 | \$6,535 + GST |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

AVAILABILITY

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