

# For Sale

## Exclusive Retail Strata Units Grandview - South Surrey

**McGladery Commercial**  
RE/MAX Commercial Advantage

**Location**  
Grandview/Morgan Crossing | 24th Ave.  
South Surrey  
2388-156 Street

**Contact**  
Rachel McGladery  
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rachel@mcgladery.ca

### Rare Strata Sale



### HIGHLIGHTS

- Gateway to South Surrey's Mega Shopping Destination
- High Exposure Retail Units
- Perfect for Medical & Dental Owners
- Serving one of BC's Most Affluent Markets

**RE/MAX**  
COMMERCIAL

#500-889 West Pender St. Vancouver





# For Sale

## Grandview Centre

South Surrey

2388 - 156 Street

## 24<sup>th</sup> Ave. Retail!



### OPPORTUNITY

- This is the Place to Be!
- Own your Future!
- Be your own Billboard!
- Huge Windows and entry doors on both sides – catching maximum light & visibility
- Reach the Fraser Valley's most sought after demographic with this highly visible retail space – over 85,000 people within 5 km and growing!

### LOCATION

Located at the high exposure corner of 24th Avenue and 156 Street in South Surrey at the Gateway to South Surrey's Mega Shopping Destination – Grandview Corners & Shops at Morgan Crossing. Quick access to King George Hwy, Hwy 99, 152 Street and White Rock.

Grandview is the new residential and commercial hub of South Surrey with significant new developments coming. This is the place to own your future.

### DETAILS

<b>Address</b>	#103 & 104 – 2388 156 Street, Surrey, BC	
<b>Future Strata</b>	After offer acceptance Seller will commence strata registration process	
<b>Estimated Strata Completion &amp; Closing Date</b>	August 1, 2020	
<b>Future Strata Units</b>	#103 & 104	
<b>Size</b>	#103: 1,629 SF.*	#104: 1,669 SF.*
<b>Parking</b>	Shared parking in common. Complex has 31 stalls in total with additional street parking.	
<b>Zoning</b>	C-5 allowing wide range of office & retail uses	
<b>Traffic Counts</b>	18,000 + VPD	
<b>Asking</b>	#103 = \$1,629,000	#104 = \$1,669,000

\* subject to final survey

Rachel McGladery\*  
rachel@mcgladery.com  
\* Personal Real Estate Corporation

Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. RE/MAX Commercial Advantage

**RE/MAX**  
COMMERCIAL

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## Grandview Centre

South Surrey

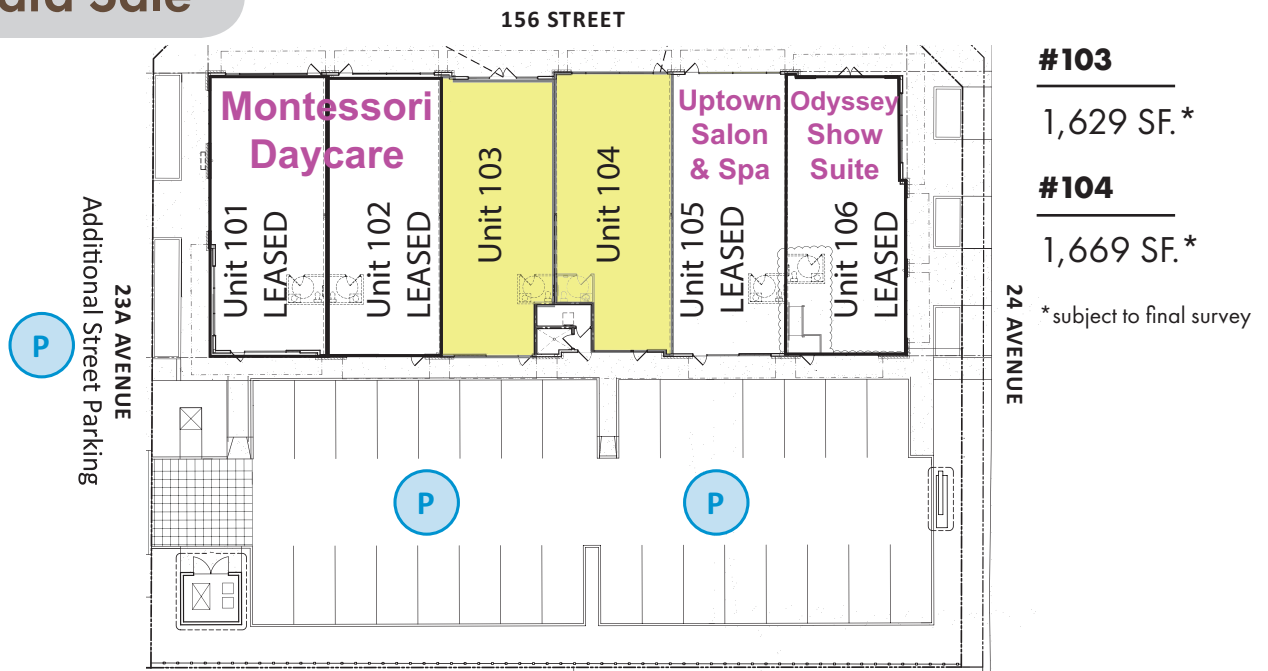
2388 - 156 Street

## 24<sup>th</sup> Ave. Retail!



Expansive Windows and 16 Foot Ceilings

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