



FOR SALE

10388 WHALLEY BOULEVARD
SURREY, BC

SOLD



Michael Hardy

Personal Real Estate Corporation
Associate Vice President
604 608 5912
michael.hardy@cushwake.com

Ely Golvin

Associate
Commercial Sales & Leasing
604 640 5809
ely.golvin@cushwake.com

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OPPORTUNITY

10388 Whalley Blvd. represents an opportunity to acquire a 7,019 square foot 3 storey free standing office building within walking distance to the Surrey Central SkyTrain Station.

The property can be provided vacant, or current tenants may be willing to rent, depending on the buyer's preference. The subject would ideally be purchased by an owner user or investor looking for cashflow with longer term upside.

The site is within the Surrey City Centre Plan with a density guideline of 3.5 Floor to Surface Ratio (FSR) with potential for bonus density bringing the sites total density to a 4.2 FSR.

The Surrey City Centre Plan has been adopted and there has already been a substantial amount of commercial and residential development in the immediate area.

LOCATION

The subject site is a 10 minute walk to City Hall and from Surrey Central Station, making transit access a strong site feature.

The site is also directly east of King George Boulevard providing for immediate access to the Fraser Valley and the rest of Lower Mainland.

Several neighborhood amenities are available at Central City Shopping Centre, a 10 minute walk away, as well as at Guildford Town Centre, easily accessible via 104th Avenue.

BUILDING SIZE

Gross Building Area 7,019 sf

Area includes a 447 sf indoor storage space

SITE SIZE

9,042 sf

ADDITIONAL SITE INFORMATION

- Approved Surrey City Centre Plan
- Phase I environmental report available
- Potential for 38,000 square feet of proposed buildable space under the OCP
- Transit oriented location, several amenities within walking distance
- Multiple traffic arteries in close proximity
- Abundance of residential and commercial development taking place in surrounding areas

ZONING

C-15 Town Centre Commercial

BUILDING DETAILS

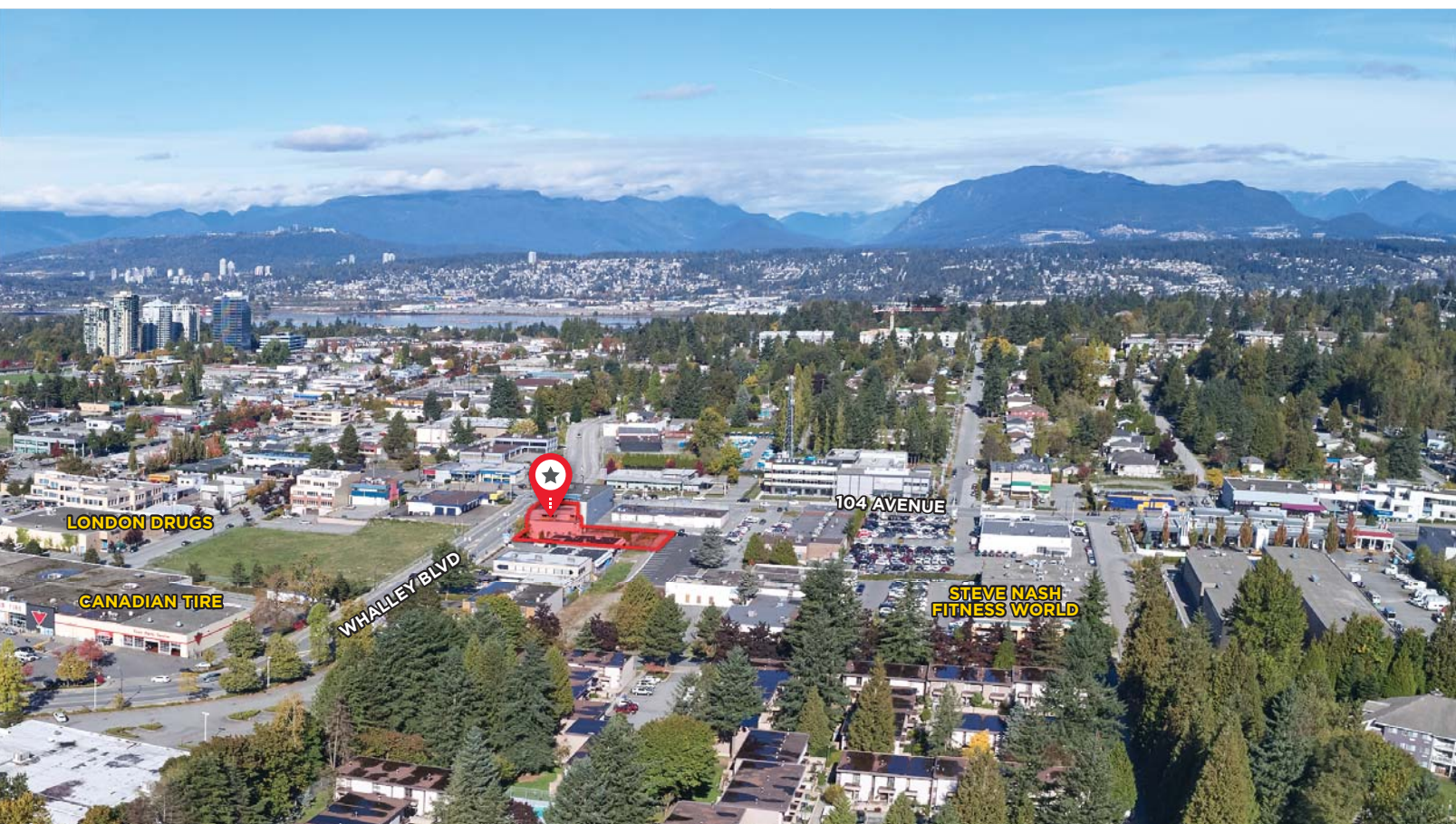
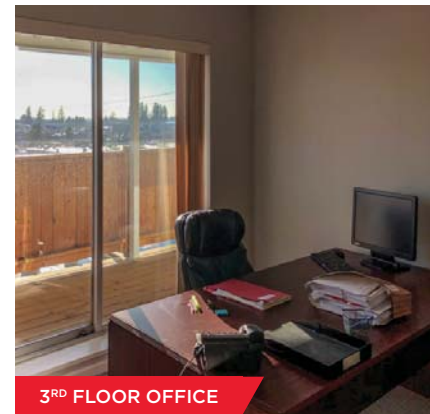
- 3 floors with elevator
- 11 offices & 3 balconies
- Storage Area with Overhead doors
- 12 parking stalls
- Well maintained with regular HVAC and elevator maintenance

ASKING PRICE

\$3.85 Million

Contact Listing Agents for additional details.





FUTURE DEVELOPMENTS
**LINEA
RIZE ALLIANCE**
**UNIVERSITY DISTRICT TOWERS
BOSA PROPERTIES**
**ONE CENTRAL
AOYUAN PROPERTIES**
**PARK BOULEVARD
CONCORD PACIFIC**
**PARK GEORGE
CONCORD PACIFIC**
**AVANI CENTRE
AVANI INVESTMENT GROUP**
RESTAURANTS

1. Nahm Thai Bistro
2. Dominion Bar + Kitchen
3. Neptune Seafood Restaurant
4. Boston Pizza
5. Ricky's All Day Grill

FOOD FARE

1. Domino's
2. Pizza Hut
3. Tim Hortons
4. McDonald's
5. Central City Shopping
Centre Food Court - A&W,
Burger King, KFC, Manchu
WOK, OPA, Subway & Thai
Express

BANKS

1. TD Canada Trust
2. HSBC
3. RBC Royal Bank
4. BMO
5. Scotiabank
6. Vancity Credit Union
7. Prospera Credit Union

COFFEE SHOPS

1. Starbucks
2. Prado Café

SUPERMARKETS

1. Save-On-Foods
2. Safeway
3. Walmart
4. T&T
5. London Drugs

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