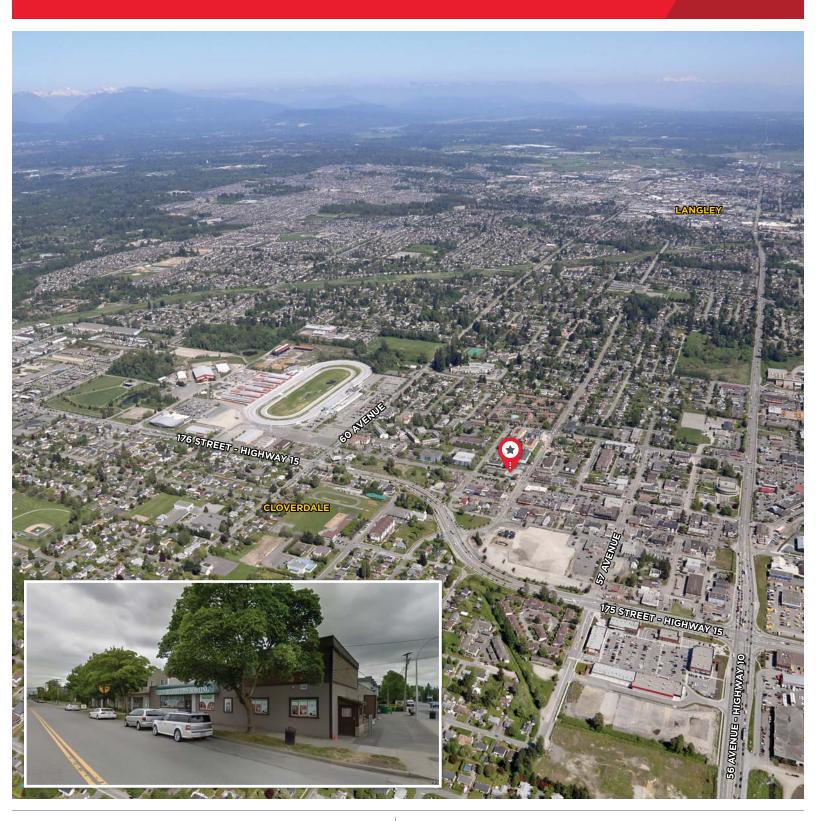


FOR SALE 5814 176A STREET SURREY, BC



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OPPORTUNITY

5814 176A Street represents an opportunity to acquire a well established business with a 12,000 sf property.

The business is a well established bowling centre located in the heart of Surrey, Cloverdale neighborhood. The business has been in existence for over 60 years, a friendly place for fun with friends and family.

The business includes a liquor license, and patrons can enjoy drinks at the bar, and or with food in the designated eating area.

SALIENT DETAILS

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Site Size	12,000 sf (120' x 100')
Building Size	11,116 sf
Zoning	C-15 Town Center Commercial
OCP	Town Centre (Cloverdale)
FAR	2.0 FAR
Property Taxes (2019)	\$23,204.15
Purchase Price	\$3,100,000
Net Operating Income	Contact Listing Agent





LOCATION

The subject property is located in Cloverdale town centre on the corner of 176a St and 58 Avenue.

Cloverdale Town Centre is the heart of the community with a very rich historical past. With one of Surrey's most recognized main streets, Cloverdale Town Centre has the advantage of using its distinctiveness to attract investment and remain viable and an important area for Surrey and Cloverdale residents alike.

BUILDING FIXTURES

- 14 State-of-the art bowling lanes
- 7 Music video screens
- Bowling music network with over 10,000 songs
- Sophisticated BOSE sound system
- Full restaurant kitchen
- Full service bar
- · Glow in the dark bowling
- · Bumper bowling for young ones

PERMITTED USES

- Retail stores
- Personal service uses
- · General service uses
- Eating establishments excluding drive-through restaurants
- Neighbourhood pubs
- Liquor store
- · Office uses
- Indoor recreational facilities
- · Parking facilities
- Entertainment uses
- · Assembly halls
- Community services
- Child care centres
- Cultural Uses





TOWN CENTRE LAND USE

LAP - CLOVERDALE TOWN CENTRE PLAN

The Property is designated Heritage Downtown set out in the Cloverdale Town Centre Plan. The objectives of the plan are to accomodate population growth, improve the balance of local jobs to population, reduce automobile reliance, promote a compact urban form and serve the needs of the City's population.

HERITAGE DOWNTOWN

This designation is reflective of Cloverdale's historical main street characterized by its small shops and heritage buildings. Its streetscape is inviting and highly walkable with a range of commercial uses that offer a wide selection of goods and services. It is a vibrant and eclectic area that residents and visitors want to spend time in. Commercial at grade required, office or residential above.



DEVELOPMENT PARAMETERS

TYPICAL HEIGHT	2 storeys on 176 Street, between 56 Ave and 58A Ave. 4-5 Storeys on 176A Street.*
PARKING	Locate at the rear of the building, at grade wrapped within building envelope or underground and accessed by lane.**
DENSITY	Up to 2.0 FAR

- * Building height and density may be increased to 5 storeys and up to 2.0 FAR on sites where heritage preservation is being proposed, a plan designated plaza is being delivered or where additional community benefit is being provided in accordance with City policies. In such cases, development must meet parking requirements and be subject to urban design approval to ensure appropriate interface treatments and consistency with design guidelines.
- ** Where development is unable to provide required parking, allowance for a cash in-lieu contribution may be permitted.

DEMOGRAPHICS

	1KM	3KM	5KM
Population 2018	5,068	39,128	84,685
Population 2023	5,726	41,066	89,404
% Population Change (2018 - 2023)	13%	5%	5.6%
Median Age	41.6	38.9	37.3
Avg. Household Income (2018)	82,289	127,975	122,077

Land Uses

Detached Residential

Semi-detached Residential

Townhouse

Low Rise Residential Low Rise Mixed Use

✓ Heritage Downtown

commercial

Institutional Industrial/Business Park

Institutional or Industrial/Business Park

Parks & Natural Areas

Agricultural Land Reserve (ALR)

Parking

Landscaped Buffer

Natural Features

**** Heritage Tree Preservation

Wetlands

Transportation

Roads (Future & Existing) Pedestrian Pathway

WALKSCORES





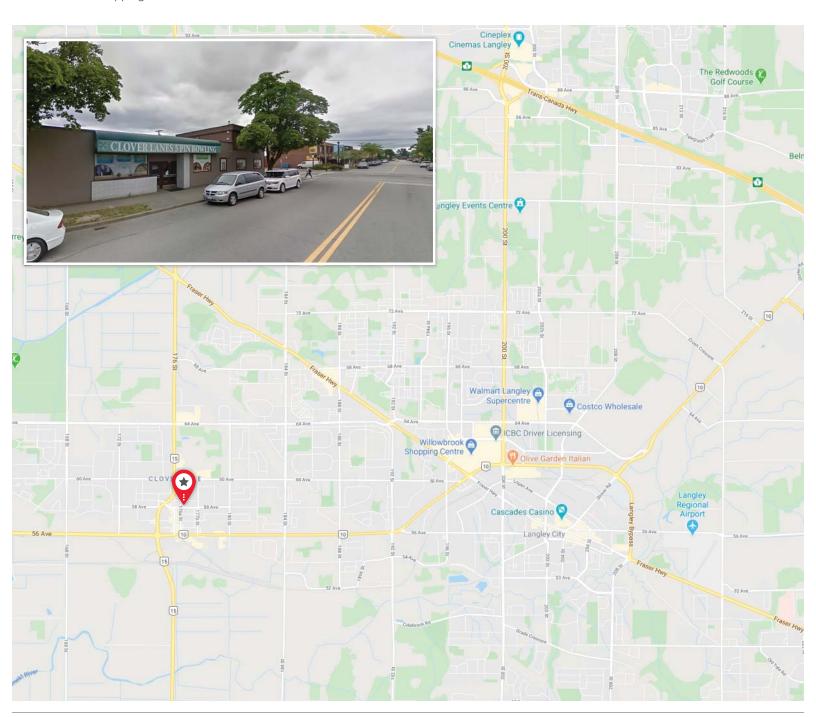




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DRIVE TIMES

Vancouver International Airport Point Roberts (USA Border) Willowbrook Shopping Centre 46 minutes 38 minutes 11 minutes



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