



FOR SALE

5814 176A STREET

SURREY, BC



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

Boe Iravani
Personal Real Estate Corporation
First Vice President
Marcus & Millichap
604 724 4645
Boe.Iravani@marcusmillichap.com

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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

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





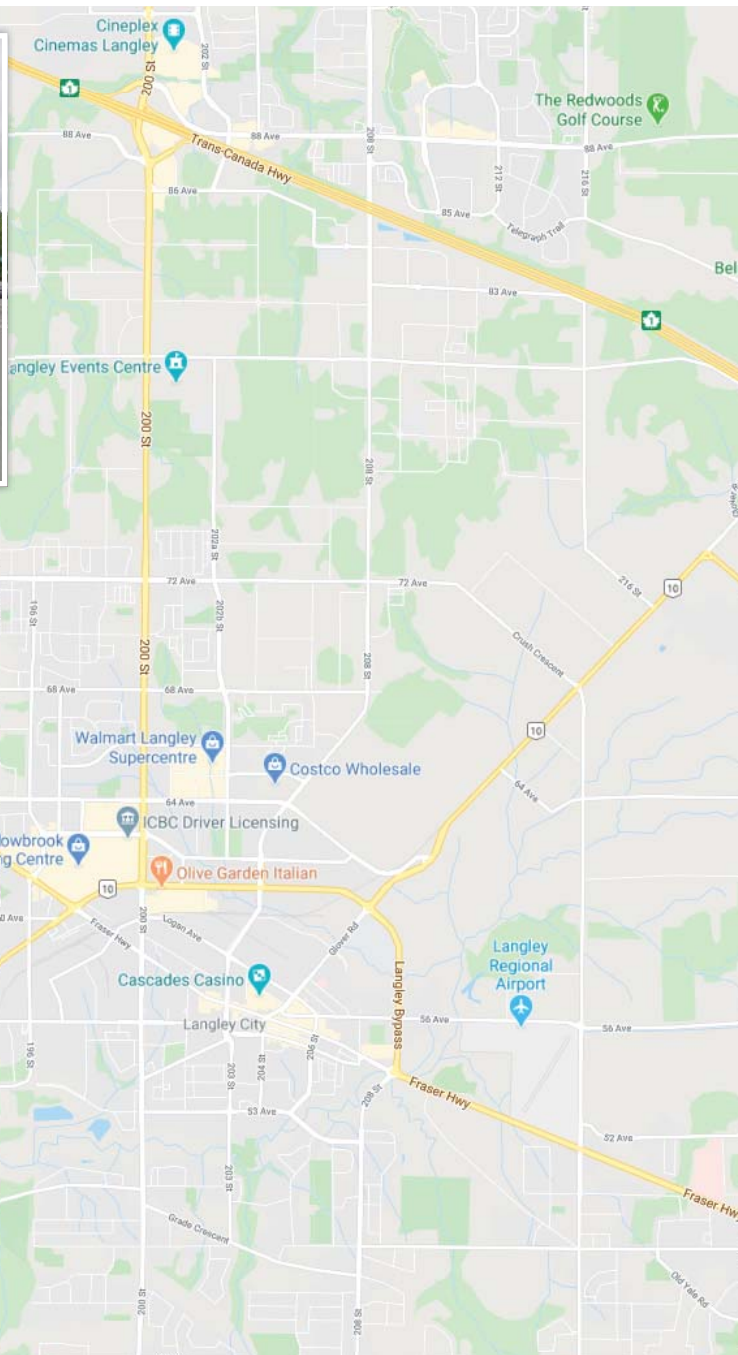
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DRIVE TIMES

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



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