

FOR LEASE | RETAIL
1608 152 STREET
SURREY, BC



- **4,195 SF Prime South Surrey Retail Opportunity**
- **Exposure Location with Parking**

Location

This prime retail premises is located on the North East side of 152 Street at the corner of 16th Avenue, across from Semiahmoo Shopping Centre in White Rock

Highlights

- Excellent street front prominence
- Signage opportunity
- Floor to ceiling double glazed windows
- Front and rear parking
- Close to transit

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Zoning

C-8 (Community Commercial) – allowable uses include various retail stores, personal service uses, offices, eating establishments, liquor stores, entertainment uses, community service.

Improvements

This unit has been fully renovated with HVAC, T-Bar ceiling, fluorescent lighting, and washroom facilities. Front and rear parking is provided for customers.

Features

- ▶ Exposure location
- ▶ High profile corner
- ▶ Fully HVAC
- ▶ 10 -12' ceilings
- ▶ Signage opportunity
- ▶ Wide array of tenants
- ▶ Kitchen area



Available Premises

4,195 SF

Availability

June 1, 2020

Rental Rate

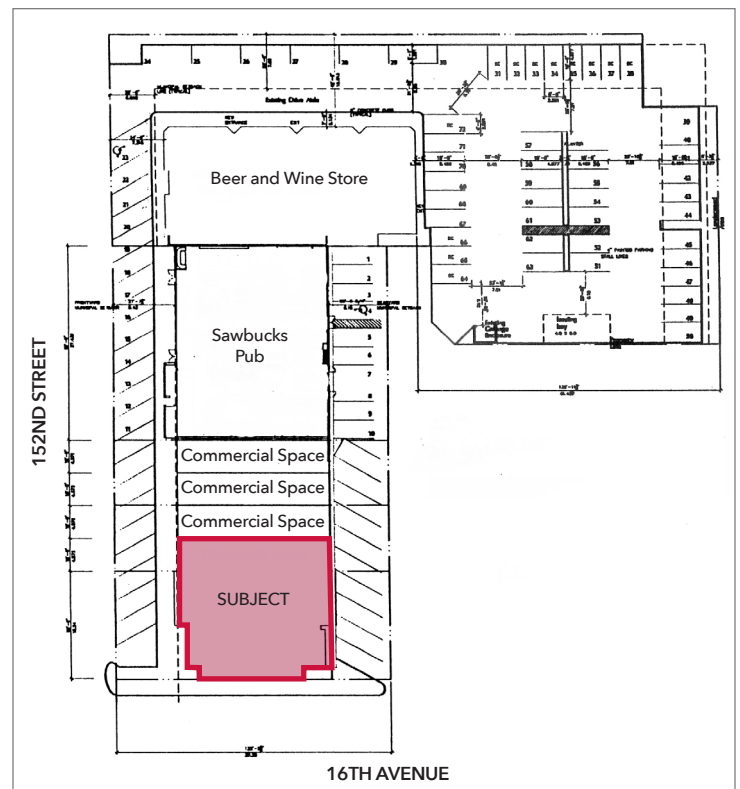
\$45.00 PSF triple net per annum

Operating Costs & Taxes (2020)

Estimated \$13.25 PSF per annum plus management fees

Comments

The premises enjoy access and exposure from 152nd Street and 16th Avenue across from the Semiahmoo Shopping Centre.



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