



BELLE'S CORNER SALE PACKAGE INCLUDES:

COMMERCIAL ACRE
14007-32ND Ave zoning CD
Site size: 43,558 sqft

BELLE'S DINING RESTAURANT WITH BAR (2006)
3000 sqft. liquor licensed
Seating Capacity: 150 persons
Outdoor patio: Seats 50
Basement office/storage: 1500 sqft.
Parking lot for 45 cars

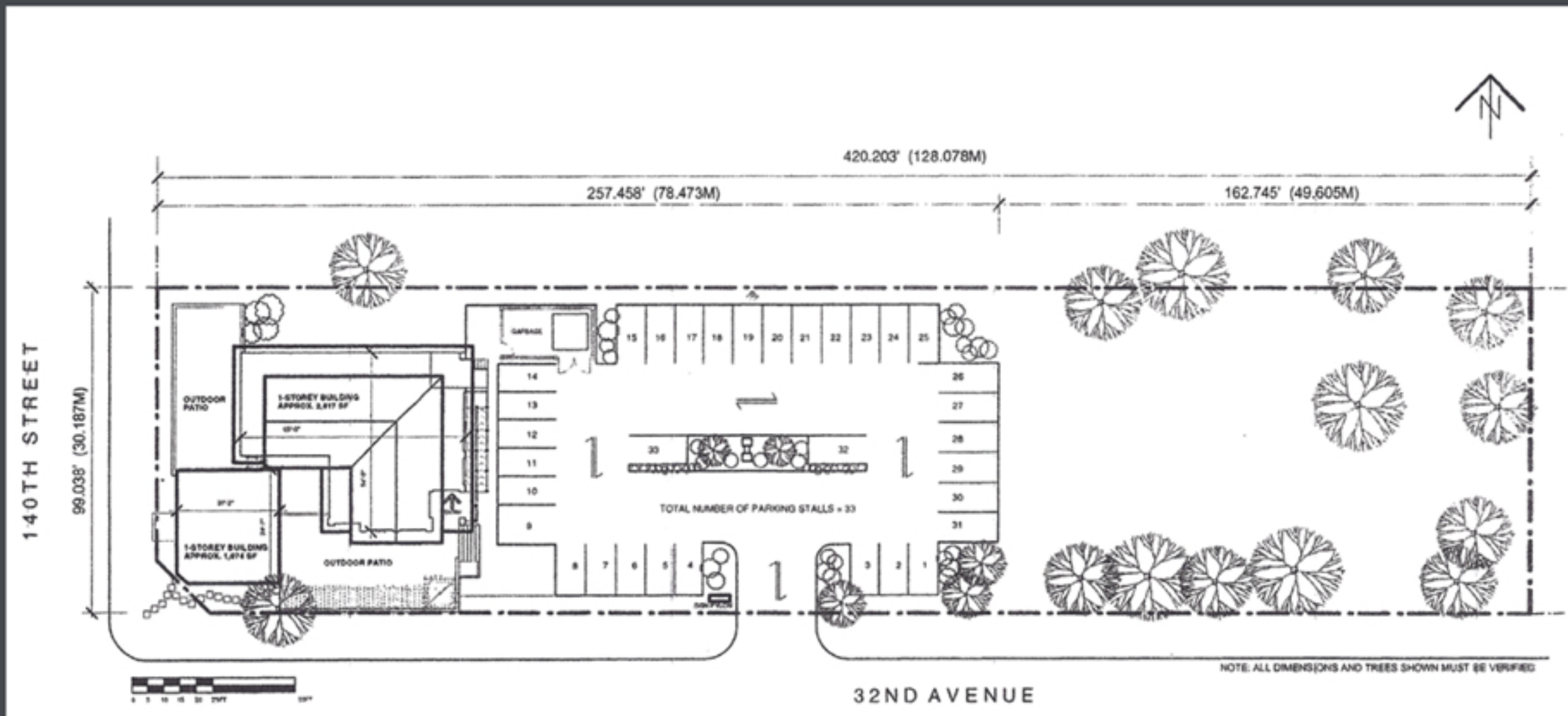
CAFE-TO GO, RESTAURANT
Separate 1000 sqft. building
Seats: 30

16,000 SQ.FT UNDEVELOPED COMMERCIAL LAND-LOT
(Can be re-zoned-residential)
Located on East side of property beyond the parking lot

BUSINESS
Good will, land, buildings and all furniture and equipment included in sale.

Belle's
ON THIRTY TWO

www.bellesrestaurant.com



MASTER SITE PLAN



Marketed by Beebe Cline
Hugh & McKinnon Realty
Business: 604-531-1909 (24 hrs) Cell: 604-830-7458 • bcline@shaw.ca
www.whiterocklifestyles.com
By Appointment Only



Prestigious South Surrey Business and Real Estate for Sale

Belle's
ON THIRTY TWO



14007 - 32nd Avenue, Surrey BC
www.bellesrestaurant.com
Contact Beebe Cline for more information
604-830-7458



FOR SALE
BELLE'S CORNER, SOUTH SURREY, BC
PRESTIGIOUS NEIGHBOURHOOD, BUSINESS & PROPERTY

The Opportunity

To acquire, Belle's Corner, a premier investment/development property in the heart of the prestigious Elgin area of South Surrey, BC. Belle's Corner consists of two prime commercial/restaurant buildings with additional development potential for retail, service and office uses or residential development on the undeveloped 16,000 square foot piece of land that forms part of the corner. The real estate as well as the two ongoing, successful restaurant businesses are for sale. Such an opportunity is rare in affluent White Rock/South Surrey where the supply of investment and development property is limited.



EXCLUSIVE OFFER

Info Package and Financials available with signed buyer profile agreement.

- Zoning CD
- Share & Holding Company Purchase
- Sales \$1.5 Million
- Taxes 2011 - \$24,000
- Rent \$180,000 annually

Sale Price
\$3,995,000
No HST on purchase

MLS: F3200106



FINANCING PACKAGE AVAILABLE
Contact: **LORI WATSON**
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