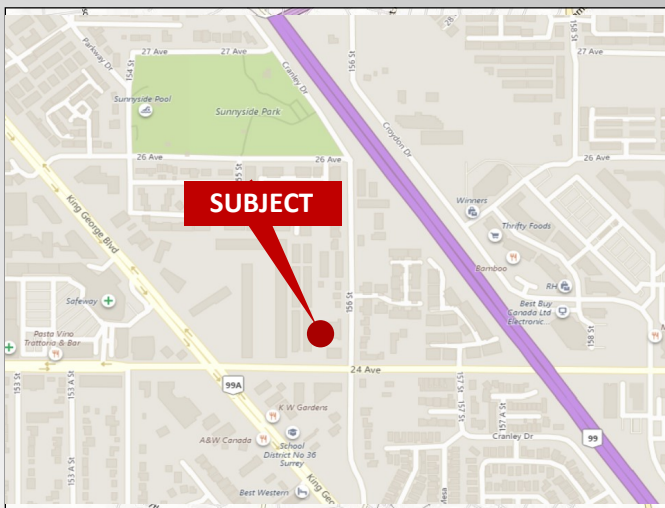


104 15585 24th Ave

SURREY, BC

CHRISSAVAGE.CA



For more information or to schedule a tour, please contact:

CHRISTOPHER SAVAGE

Leasing and Sales

604 538 8888 Office

604 764 1496 Cell

AVAILABLE FOR LEASE

\$20.40/SF

±2,412 SF RETAIL/OFFICE STRATA

24th Avenue retail opportunity! Great location and right in the middle of South Surrey's commercial hub. All amenities, shops and transportation right at your front door. 1896/SF of ground floor retail plus 516/SF mezzanine and 6 dedicated parking spaces. CD zoning allows multiple business uses of the property. Possibility to demise the space to 1000/SF



Sutton West Coast
COMMERCIAL REAL ESTATE BROKERAGE

15595 24th ave
Surrey, BC V4A 2J4

Office 604.538.8888

Cell 604.764.1496

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Location:

Located in the heart of South Surrey on 24th Ave just one block east of King George Blvd. and less than 5 minutes from Grandview Shopping District. This is the Peninsulas busiest corridor with hundreds of shops, services and transportation all with in walking distance

The Site:

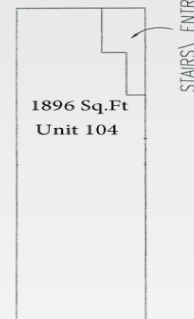
Built in 1984, Pacific Business Park is a two story mix use site with ground floor retail and office units

Zoning:

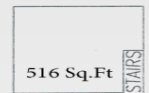
CD Comprehensive Development allowing for a wide variety of office, retail and service industrial uses. Contact exclusive agent for copies of zoning bylaws.

Floor Plans:

FIRST FLOOR



SECOND FLOOR



Basic Rent	\$4,100	monthly
Additional Rent	\$1,106	monthly
Total Rent	\$5,206	Monthly <i>plus taxes and utilities</i>



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