

FOR SALE

2,981 Sq.Ft Free Standing Office Building

Fleetwood Professional Villas

15243 91 Avenue, Surrey ,BC

EXECUTIVE SUMMARY

FINANCIAL INFORMATION

LOCATION

A rare opportunity to acquire a free standing strata titled office building in a secure and gated complex. Fleetwood Professional Villas are located in the heart of Surrey's Business hub. Lease up or move your business to this easy to find and accessible location.



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SUTTON
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BROKER**

*Real Trends Top 250 Report, May 2012

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EXECUTIVE SUMMARY



PROPERTY

Fleetwood Professional Villas

YEAR BUILT

1985

CIVIC ADDRESS:

15243 91 Ave, Surrey, BC

PID:

000-998-974

ZONING:

CD

GROSS LEASABLE

2,981 SF

ACCESS/EGRESS:

91 Ave 1 Block East of 152nd Street



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Potential Rental Income	\$68,562.25
Less: Vacancy and Collection	0
Effective Gross Annual Income (EGAI):	\$68,562.25
Less: Operating Expenses Stabilized	\$19,376
Net Operating Income:	\$49,186.00
Offered At:	\$919,000
Capitalization Rate(on stabilized income):	% 5.35

Property Highlights

A free standing, two story, strata lot office building in "Fleetwood Professional Villas" a centrally located gated business complex in the heart of Surrey's commercial district. This 2,981/SF, freestanding building is fully air conditioned with vaulted ceilings, lots of skylights, 9 offices, board-room, 2 wash-rooms, kitchen area, outdoor decks and plenty of open working space. A truly one of a kind professional office environment, this building offers both investors and end users numerous options for growth and investment.

- ✓ Professional Gated Community
- ✓ Comprehensive Development Zone (CD)(suitable for almost any business)
- ✓ New Roof in 2006
- ✓ Air Conditioned (new HVAC 2009)
- ✓ Rents are significantly below market, providing a tremendous upside opportunity for purchasers.
- ✓ Offered free and clear of any existing debt, allowing potential purchasers to capitalize on the current low interest rate environment.

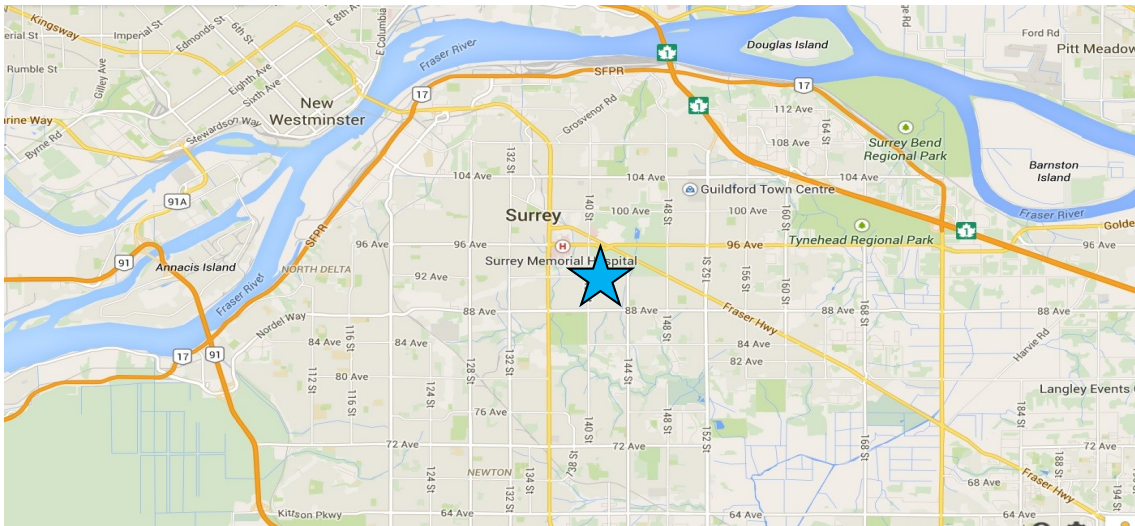


The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Sutton West Coast Realty Ltd.

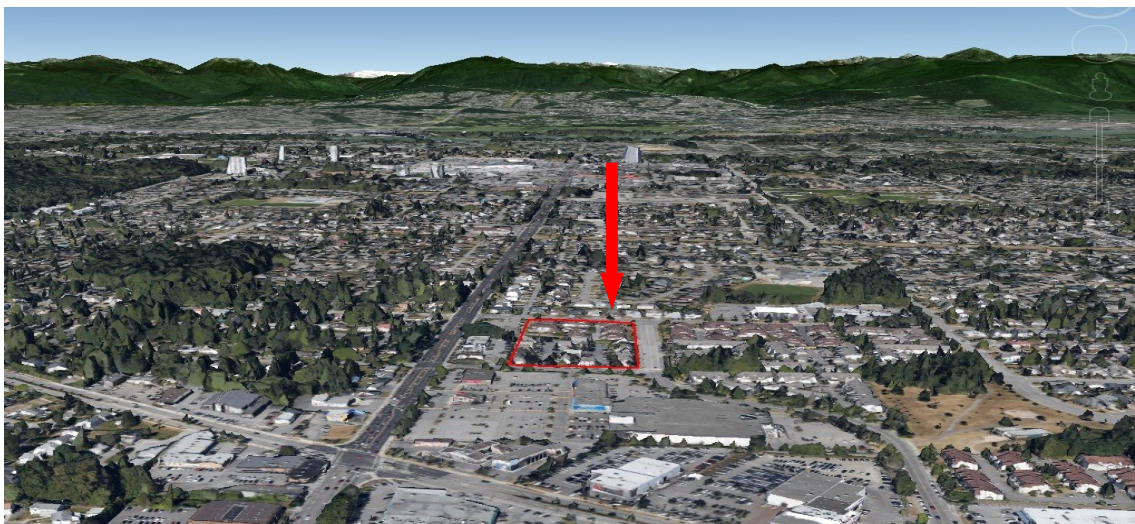
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LOCATION



15243 91 Avenue, Surrey BC is strategically located in Surrey in the heart of the commercial district. With direct access to 152nd Street and Port Mann Bridge and east to Trans-Canada Highway and Golden Ears Bridge and the Fraser Valley and beyond. Less than 5 minutes from South Fraser Perimeter Road and just minutes from the Proposed Surrey Light Rail Project running along Fraser Highway. Demographically this property's location boasts over 200,000 people within a 3 kilometers radius making it one of the most central commercial hubs in the region.



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