

17619 96th Avenue, North Surrey BC Canada

MLS# F3000454

\$1,370,000

Investment opportunity at 176th and #1 Highway. 10572 sq.ft. retail and office on .7 acre. South of #1 facing Hwy 15 on East side just north of 96 interchange. Has 2 street accesses. Great exposure, interior has had significant upgrades. Office space on 2nd floor with a total of 6252 sq.ft. 3354 sq.ft. on main currently rented to C-store. 47 parking stalls and room to improve the rents.

[View Map](#)



RAY YENKANA

Commercial & Residential Real Estate Specialist

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Specifications

Property Details

Property Type	Office
Total Area	10,572
Land Size	30,350
Lot Frontage	230
Lot Depth	132
Land Use	Non Residential
Complex Name	Parkside place
Gross Taxes	\$16,938 / 2009
Occupancy	Tenant
PID	012-893-269
Lease Operating Costs Include	Insurance, Maintenance, Property Tax, Site Maintenance, Garbage/Waste Removal
Lease Operating Cost/SQ	\$4.23
Site Services	Electricity at Lot Line, Fiber Optics at Lot Line, Natural Gas at Lot Line, Garbage Collection, High Speed Internet Svc at Lot Line, Telephone, Street Lighting
Site Influences	Corner Site, High Traffic Area, Highway Frontage, Landscaped, Paved Lot, Retail Exposure, Visual Exposure

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