

FOR SALE | INDUSTRIAL
UNIT 109 - 18663 52 AVENUE
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

REDUCED PRICE



- ▶ 3,911 SF Quality Flex Office/Warehouse Space
- ▶ Ryamar Business Centre

Highlights

- ▶ Front entrance, rear loading
- ▶ Sprinklered
- ▶ Grade loading
- ▶ Full HVAC

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Location

Rymar Business Centre is located East of 184th Street within the Cloverdale Business Park minutes from Kwantlen University, Downtown Cloverdale, Willowbrook Shopping Centre and only a kilometer away from the upcoming new Surrey Hospital. This location provides easy access to Highway 10 (56 Avenue), Highway 15 (Pacific Highway), and Highways 1 and 99. The US border crossing is only minutes away. Multiple drive aisles in the complex allow for easy access and egress.

Zoning

IL (Light Impact Industrial). A full copy of bylaws can be provided upon request.

Available Space

Ground Floor	1,962 SF
Second Floor	1,949 SF
Total	3,911 SF

Features

- ▶ Grade loading (12' X 12')
- ▶ Fully sprinklered throughout
- ▶ 14' ceilings (warehouse)
- ▶ Two (2) separate 5 ton HVACs on each floor
- ▶ 3 phase electrical service
- ▶ Multiple washrooms (1 up, 1 down)
- ▶ Private offices
- ▶ Reception area
- ▶ Professional finished offices
- ▶ Mezzanine floor load 100 lbs psf
- ▶ Quality tilt-up construction
- ▶ Ample parking



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Strata Fees

\$361.67 per month

Property Taxes (2025)

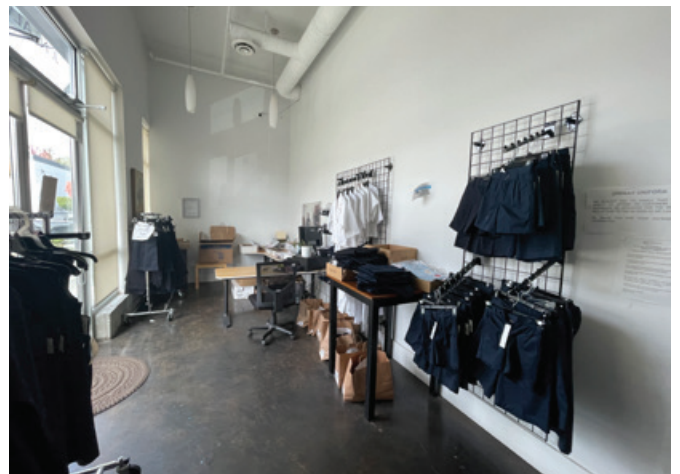
\$12,160.27

Asking Price

\$1,945,500 \$1,779,505

Availability

Up to 60 days notice



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