



For Sale by Court Order

Ground Floor Office Opportunity in Surrey Health Science Centre

119 – 13798 94A Avenue, Surrey, BC

MIKE GREWAL

Senior Vice President

MDC & Associates

+ 1 604 694 7200

mike.grewal@colliers.com

Personal Real Estate Corporation

DILRAJ (DYLAN) SOHI

Senior Vice President

MDC & Associates

+ 1 604 661 0818

dylan.sohi@colliers.com

Personal Real Estate Corporation

SUKHMAN VIRK

Associate

+ 1 604 694 7311

sukhman.virk@colliers.com

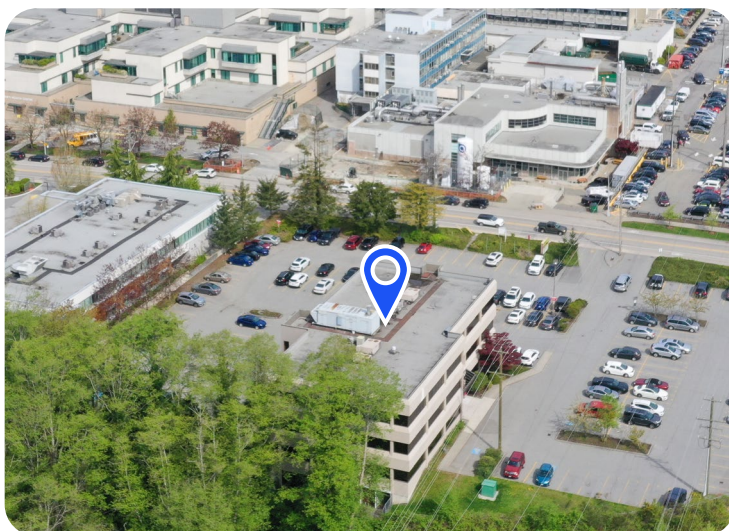
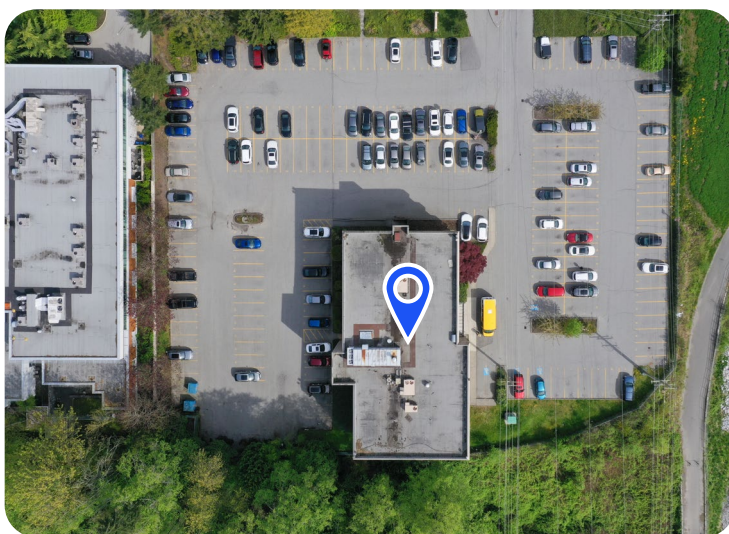
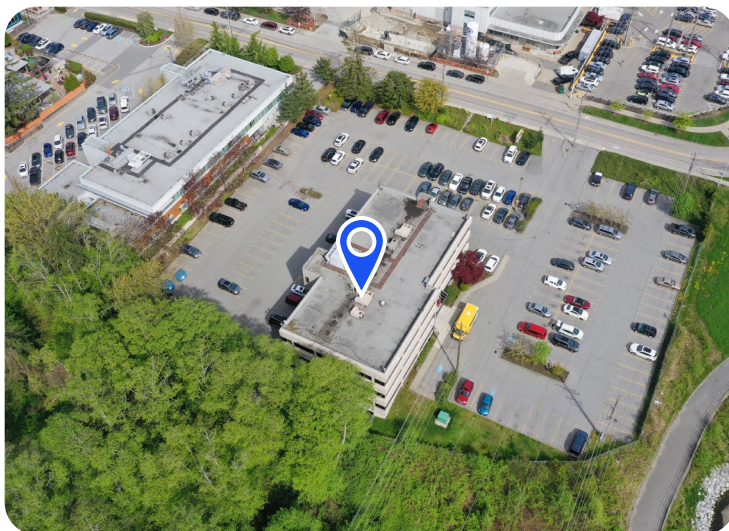
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The Opportunity

Colliers presents a court-ordered sale of Unit 119 at 13798 94A Avenue, located in the Surrey Health Science Centre in Surrey City Centre.

Directly across from Surrey Memorial Hospital, the property sits within a strong medical and professional hub with excellent access to transit, including SkyTrain, as well as nearby shops and services.

The space is well suited for medical or professional office use. With strong surrounding demographics and a central location in one of Surrey's fastest-growing areas, this is a great opportunity for both owner-users and investors.



Highlights



Turnkey for Medical
or Professional Use



Exceptional Location
within Surrey's
Medical Hub



Ample Surface
Parking Available



Excellent Highway
and Transit Access

Property Overview

The property offers turnkey medical or professional office build-out. Improvements include private offices, a reception area, meeting room, and washroom.



Salient Facts

Civic Address	Unit 119 – 13798 94A Avenue, Surrey, BC V3V 1N1
Building Name	Surrey Health Science Centre
PID	002-128-250
Unit Size	987 SF
Year Built	1979
Zoning	C-8 – Community Commercial
Property Tax (2025)	\$6,940.07
Asking Price	\$749,000

Property Location



Local Amenities Nearby

- 1 Surrey Memorial Hospital
- 2 Service Canada Centre
- 3 City Centre 1
- 4 Pharmasave

Drive Times

Port Mann Bridge	16 minutes
South Surrey	25 minutes
Langley Town Centre	35 minutes
Vancouver	45 minutes

Demographics | 5 km Radius

Current Population	342,243
2035 Population Projection	371,656
Median Household Income	\$97,769
2035 Income Projection	\$135,020

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collierscanada.com

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