

9556 120 STREET, SURREY

842 SF UNIT WITH EXCELLENT FRONTAGE AND DAILY VEHICLE TRAFFIC

**FOR
LEASE**



WILLIAM | WRIGHT

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C8-ZONED RETAIL UNIT AT SCOTT TOWN PLAZA

Exceptional retail leasing opportunity in the heart of Surrey's busy Scott Road corridor. Located within the Scott Town Plaza, this 842 SF unit offers outstanding visibility, strong vehicle traffic, and ample customer parking within an established neighbourhood shopping centre.

Currently improved as a medical clinic and positioned directly beside Pharmasave, the space is ideally suited for medical, wellness, professional service, or other retail uses permitted under C8 Community Commercial zoning. The plaza is home to a strong mix of daily-needs tenants including Dollarama, Subway, Fit4Me, Angry Otter Liquor, and more, generating consistent customer traffic throughout the day.



Existing medical clinic
improvements in place



Excellent frontage and daily
vehicle traffic



Ample open surface parking
for customers and staff



Flexible C8 Community
Commercial zoning



PHARMASAVE

SUBWAY

DOLLARAMA

FIT4ME



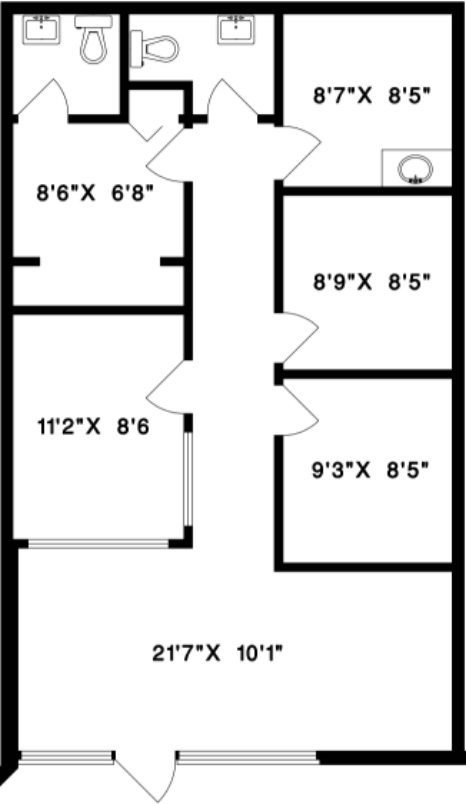
PIZZA 24

Taste of LAHORE Restaurant



SALIENT DETAILS

Size	+/- 842 SQFT
Zoning	C8
Basic Rent	Contact Listing Agent
Additional Rent	\$11.20 PSF plus 5% of Basic Rent for management fees
Available	Immediately



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



LOCATION

Strategically positioned at the intersection of Scott Road (120 Street) and 96 Avenue, this property benefits from exceptional exposure within one of Surrey and North Delta's most established commercial corridors. Surrounded by established residential neighbourhoods, schools, healthcare services, and growing commercial amenities, the area continues to see strong consumer demand and long-term population growth, supporting a wide range of retail and professional uses.

SCOTT TOWN PLAZA TENANTS



CONTACT LISTING AGENT

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Drive Times

**SURREY CENTRAL
STATION**

17 MINUTES

YVR INTL. AIRPORT

33 MINUTES

**DOWNTOWN
VANCOUVER**

55 MINUTES