

# FOR LEASE

12865 96TH AVENUE, Surrey, BC

Century 21  
COASTAL REALTY LTD.

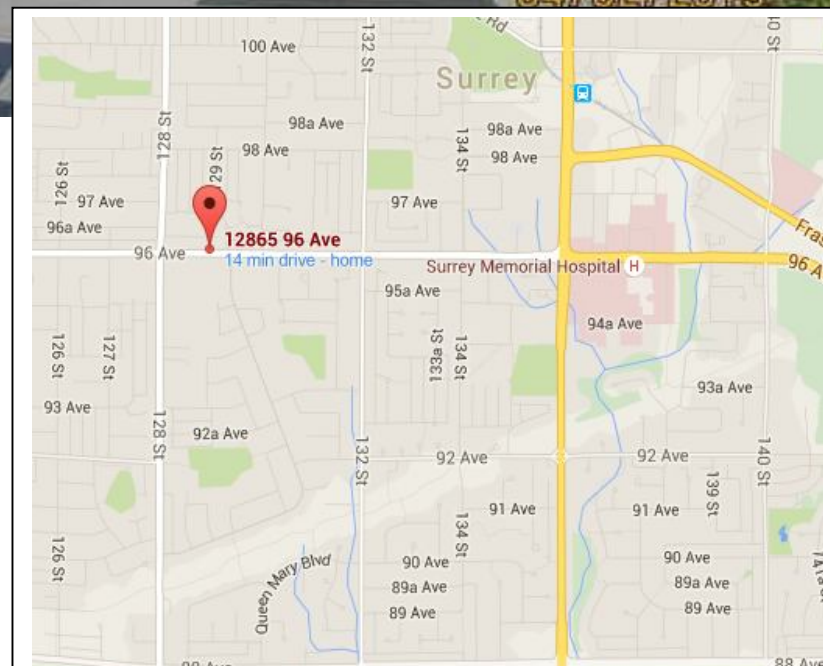


## 12865-96 Avenue

Surrey, British Columbia

## Property Highlights

- High exposure provided by central location
- Within walking distance of public transit
- Abundant parking facility
- Signage opportunities
- Net lease rate: \$19/sf

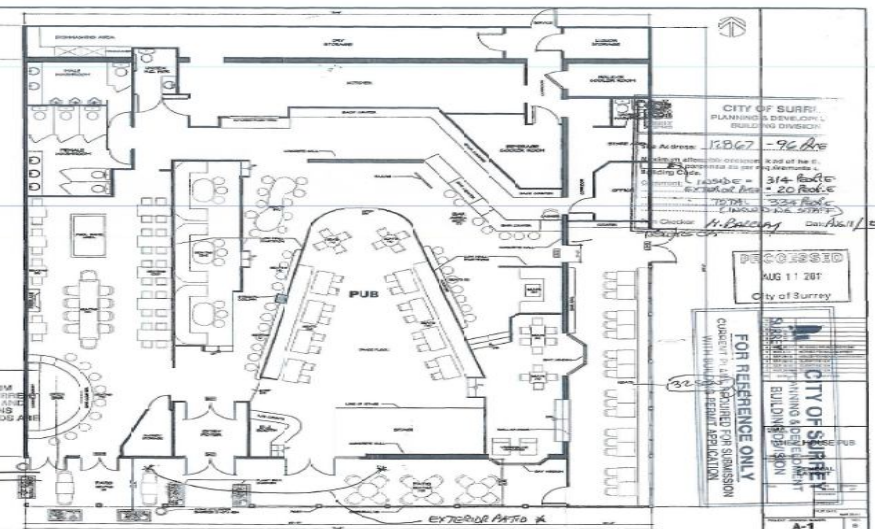


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN.

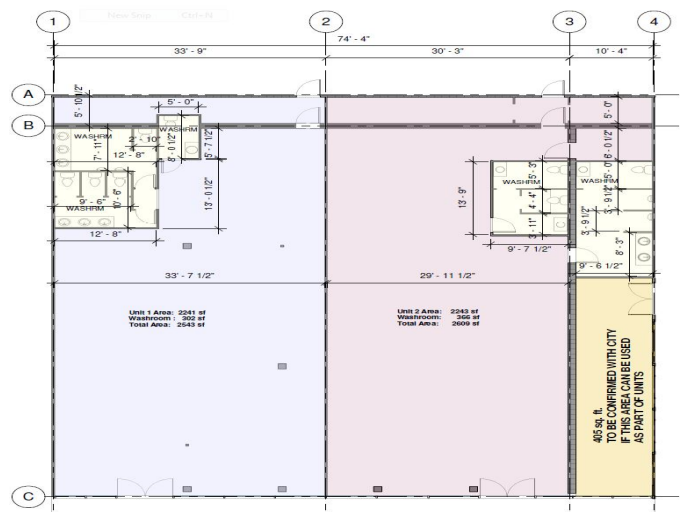
**Praveen Bajaj, CCIM**

#105-7928, 128<sup>th</sup> Street  
Surrey BC, V3W 4E8  
778-858-0459  
pbajaj21@gmail.com

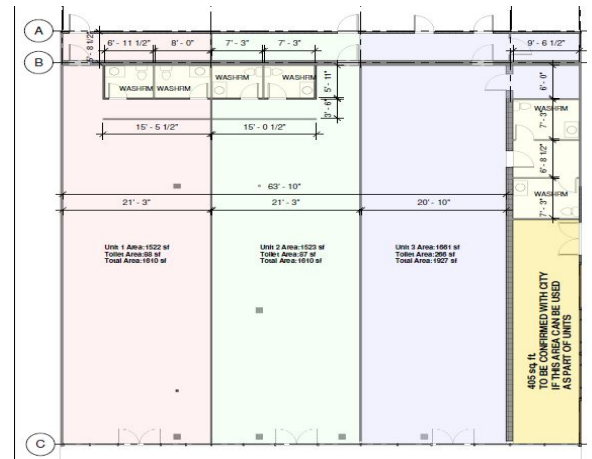
<b>Building Description</b>	Former Wheelhouse Pub premises close to high traffic intersection of 96th Ave. and 128th Street
<b>Unit Description</b>	Most the pub/restaurant equipment has been removed, some infrastructure is still in place including washrooms, venting, and coolers, plumbing and mechanical.
<b>Unit Area</b>	5,557 SQ Feet – Landlord willing to demise to 2 or 3 units as per Option 1 / Option 2 below
<b>Lease Rate</b>	\$19/sf Net = \$8,798.58 per month
<b>Operating Costs</b>	\$11.75/sf = \$5,441.23 per month
<b>Gross Lease Rate</b>	\$30.75/sf = 14,239.81
<b>Zoning</b>	C-8: Community Commercial Zone
<b>Parking</b>	Abundant parking



EXISTING IMPROVEMENTS



OPTION – 1 – Divison to 2 units  
[2,543SF + 3,014 SF]



OPTION – 2 – Division to 3 units  
[1,610SF + 1,610SF + 2,332SF]

**Contact:**

Praveen Bajaj, CCIM  
778-858-0459  
pbajaj21@gmail.com

