

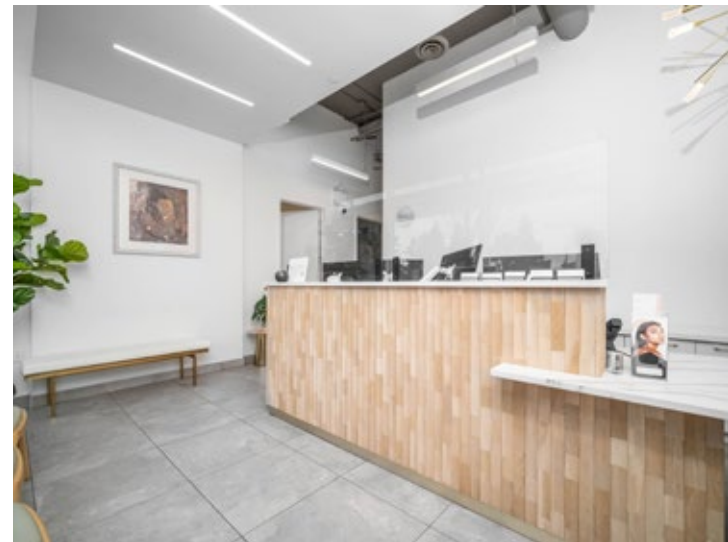
110 9639 137A STREET, SURREY
FULLY IMPROVED MEDICAL UNIT

**FOR
SALE**



WILLIAM | WRIGHT

ZUBER JAMAL
PERSONAL REAL ESTATE CORPORATION
zuber@williamwright.ca
604.546.5555



Overview

William Wright Commercial is pleased to present an opportunity to purchase a fully improved medical unit which totals 1,587 sf. Located in one of Surrey's most sought after neighborhoods, City Centre 2, a vibrant health and technology district, adjacent to one of the Lower Mainland's busiest hospitals, Surrey Memorial. The unit is ideal for any Medical or Rehabilitative (Chiropractor, RMT, Physiotherapist) professional or an investor looking for Tenant options at a 'retail level'. The unit features 6 consulting/exam rooms, reception area with seating, staff room, in-suite handicap washroom and storage.



Salient Facts

SIZE

+/- 1,587 SQFT

PARKING

2 dedicated stalls

ZONING

CD

STRATA FEES

\$708.97

PROPERTY TAXES

\$21,474.65

PID

030-423-481

LEGAL DESCRIPTION

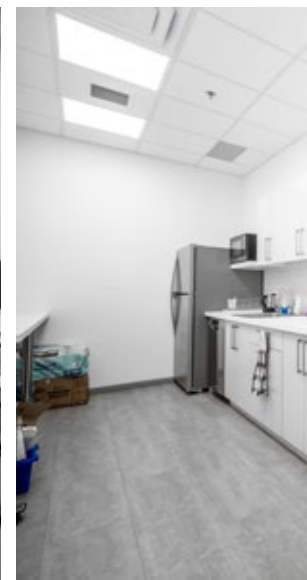
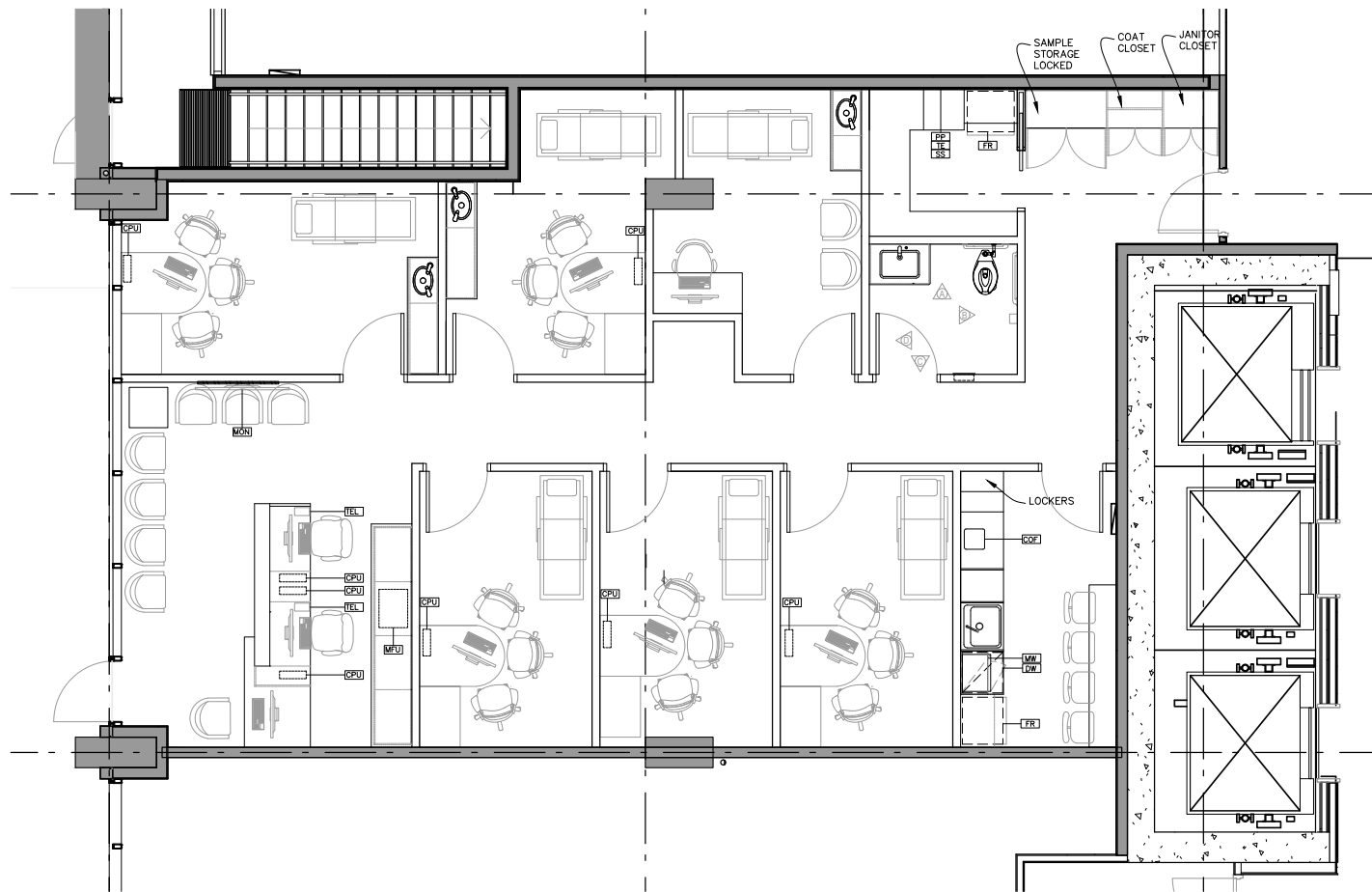
STRATA LOT 21, BLOCK 5N, PLAN EPS4751, SECTION 35, RANGE 2W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PRICE

\$2,399,000

Building Features

- Fitness facility with showers and change rooms
- Multi-level underground parking
- Secure bicycle storage





Location

City Centre is in the epicenter of one of BC's fastest growing cities. Located along 96th Avenue in Surrey, a major artery close to the SkyTrain and Transit, popular landmarks, restaurants and amenities, making this a destination for any business. With active development within the area, City Centre has become one of the most coveted areas in the city.

For More Information, Contact

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