



Central City

Surrey Central Station

104 Ave

FOR SALE

Retail / LAND

**13845 104th Ave
Surrey, BC**

For more information, please contact:

Steven Oh PREC*
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*personal real estate corporation

This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, We assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

FOR SALE

13845 104th Ave, Surrey, BC

RETAIL / LAND

DETAILS:

LOT SIZE: 16,048 SF (132' ALONG 104TH AVE X 122')

GROSS BUILDING AREA: 3,200 SF

YEAR BUILT: Main Building 1972 and addition 2011

ZONING: CHI

OCP: DOWNTOWN
3.5 FAR

PID: 008-665-290

LEGAL DESCRIPTION: LOT 83, BLOCK 5N, PLAN NWP39793, SECTION 23, RANGE 2W
NEW WESTMINSTER LAND DISTRICT

PROPERTY TAX: \$44,243.64 (2025)

LEASE DETAILS: PLEASE CONTACT LISTING AGENT

NET OPERATING INCOME: \$93,000.00 (Actual 2025)

ASKING PRICE: \$6,980,000

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LOCATION:

Located in fast growing Surrey Central along 104th Avenue, a main route connecting Guildford Area and Surrey Center Area. Steps from Surrey Central Skytrain Station and City Hall. Surrounded by numerous high density development including 341 unit 34 storey mixed use tower with 6 storey apartment podium right across 104th Avenue.



Bike
Score

76



Walking
Score

88



Transit
Score

87

- * Surrey Central Skytrain Station (14 min walk)
- * King George Station Hub (20 min walk)
- * Central City Mall (14 min walk)
- * City Hall and Library (12 min walk)
- * Surrey Memorial Hospital (7 min drive)

Future UBC's Faculty of Medicine site and SFU's Faculty of Medicine department is steps away from the site as well.

PROPERTY:

Prime Corner Property. Leased by Return It Bottle Depot. Tenant takes care of all on site maintenance and repair except structural. Long term net lease with escalating rates for holding income. (Please do not disturb the tenants in anyway)

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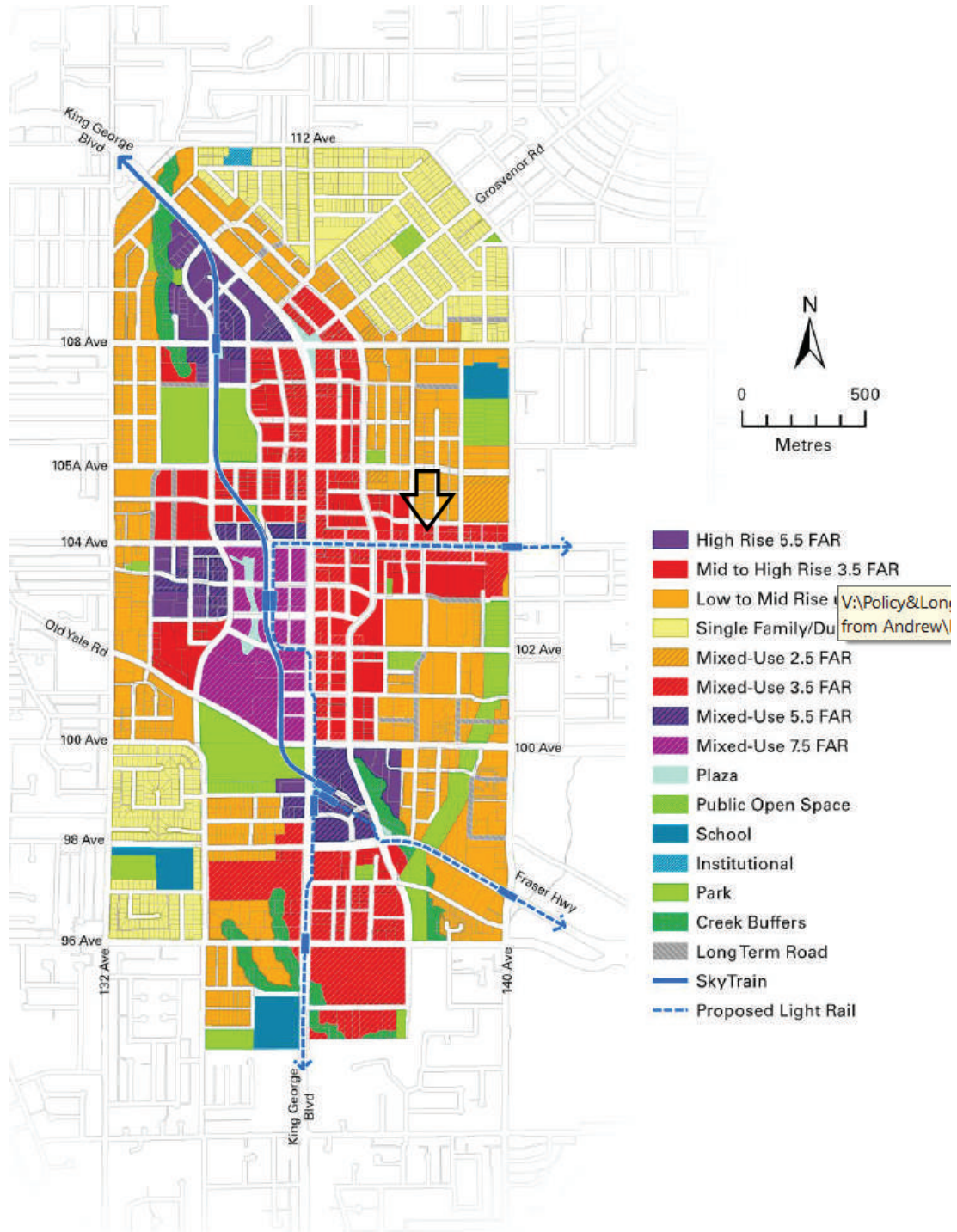


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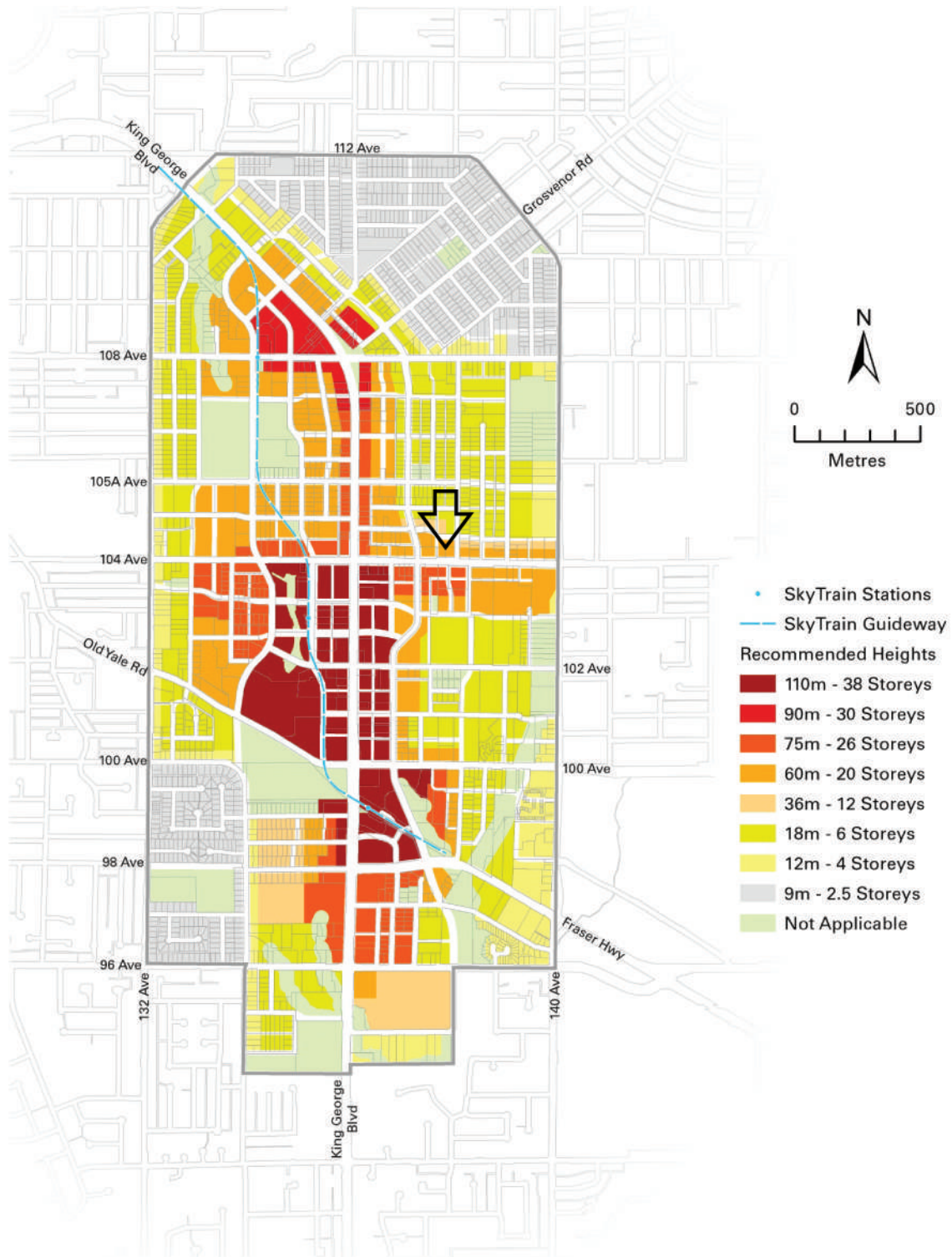


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