



FOR LEASE

UNIT 209

RECREATION/OFFICE/SHOWROOM SPACE 13308 76 AVENUE

PRIME NEWTON LOCATION

SURREY BC



PROPERTY DETAILS

ADDRESS

UNIT 209 13308 76 AVENUE SURREY

SIZE

1533 SQFT

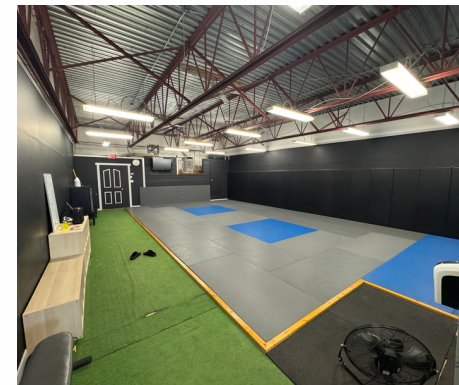
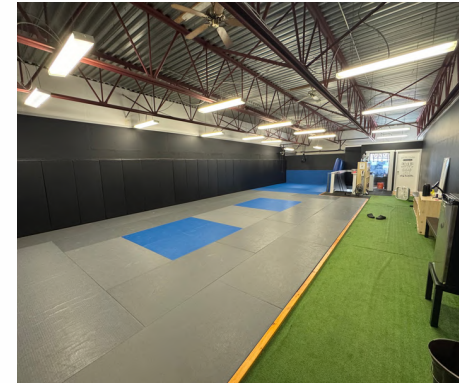
ZONING

IL

PARKING STALLS

2

WELCOME TO THIS VERSATILE 1,533 SQFT RECREATION/SHOWROOM/OFFICE SPACE NESTLED IN THE VIBRANT NEWTON NEIGHBOURHOOD OF SURREY, B.C. BOASTING IL (LIGHT INDUSTRIAL) ZONING, THIS SPACE OFFERS AN IDEAL CANVAS FOR BUSINESSES SEEKING A FLEXIBLE AND ADAPTABLE ENVIRONMENT. CURRENTLY BUILT OUT AS A JIU-JITSU GYM, THIS UNIT COMES WITH 2 PARKING STALLS, 1 WASHROOM AND A SMALL KITCHENETTE. THE SPACE CAN BE MODIFIED TO A LAYOUT OF YOUR CHOOSING TO PERFECTLY SUIT YOUR UNIQUE REQUIREMENTS. WHETHER YOU ENVISION A MARTIAL ARTS STUDIO, DANCE HALL, DYNAMIC SHOWROOM, COLLABORATIVE OFFICE SPACE, OR A HYBRID WORK ENVIRONMENT, THE POSSIBILITIES ARE ENDLESS WITHIN THIS VERSATILE SETTING. LOCATED IN A THRIVING AREA OF SURREY, THIS PROPERTY ENJOYS PROXIMITY TO ESSENTIAL AMENITIES, TRANSPORTATION HUBS, AND A BUSTLING COMMUNITY, ENSURING BOTH CONVENIENCE FOR YOUR TEAM AND ACCESSIBILITY FOR YOUR CLIENTELE. SCHEDULE YOUR PRIVATE SHOWING TODAY!



LEASE DETAILS

LEASE TYPE

NET

BASIC RENT

\$22 PER SQ FT PER ANNUM

ADDITIONAL RENT

\$5.60 PER SQ FT PER ANNUM

SIZE

1,533 SQ FT

APPROX. BASIC RENT PER MONTH

\$2,810.50

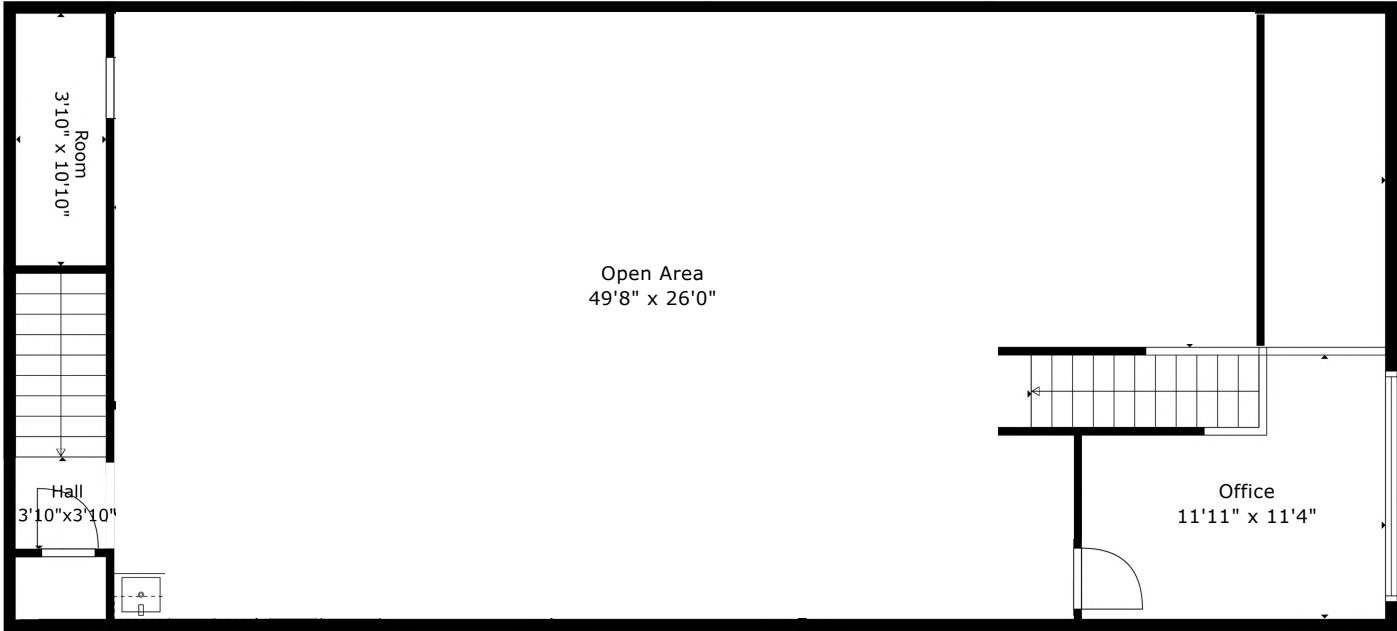
APPROX. ADD. RENT PER MONTH

\$715.40

APPROX. TOTAL RENT PER MONTH

\$3,525.90

#209 - 13308 76 Avenue, Surrey



GROSS INTERNAL AREA
FLOOR 1: 1533 sq. ft
TOTAL: 1533 sq. ft

DISCLAIMER: MEASUREMENTS ARE APPROXIMATE. TENANT OR TENANT'S AGENT TO VERIFY AND CONFIRM MEASUREMENTS IF DEEMED IMPORTANT.

FOR MORE INFO CONTACT



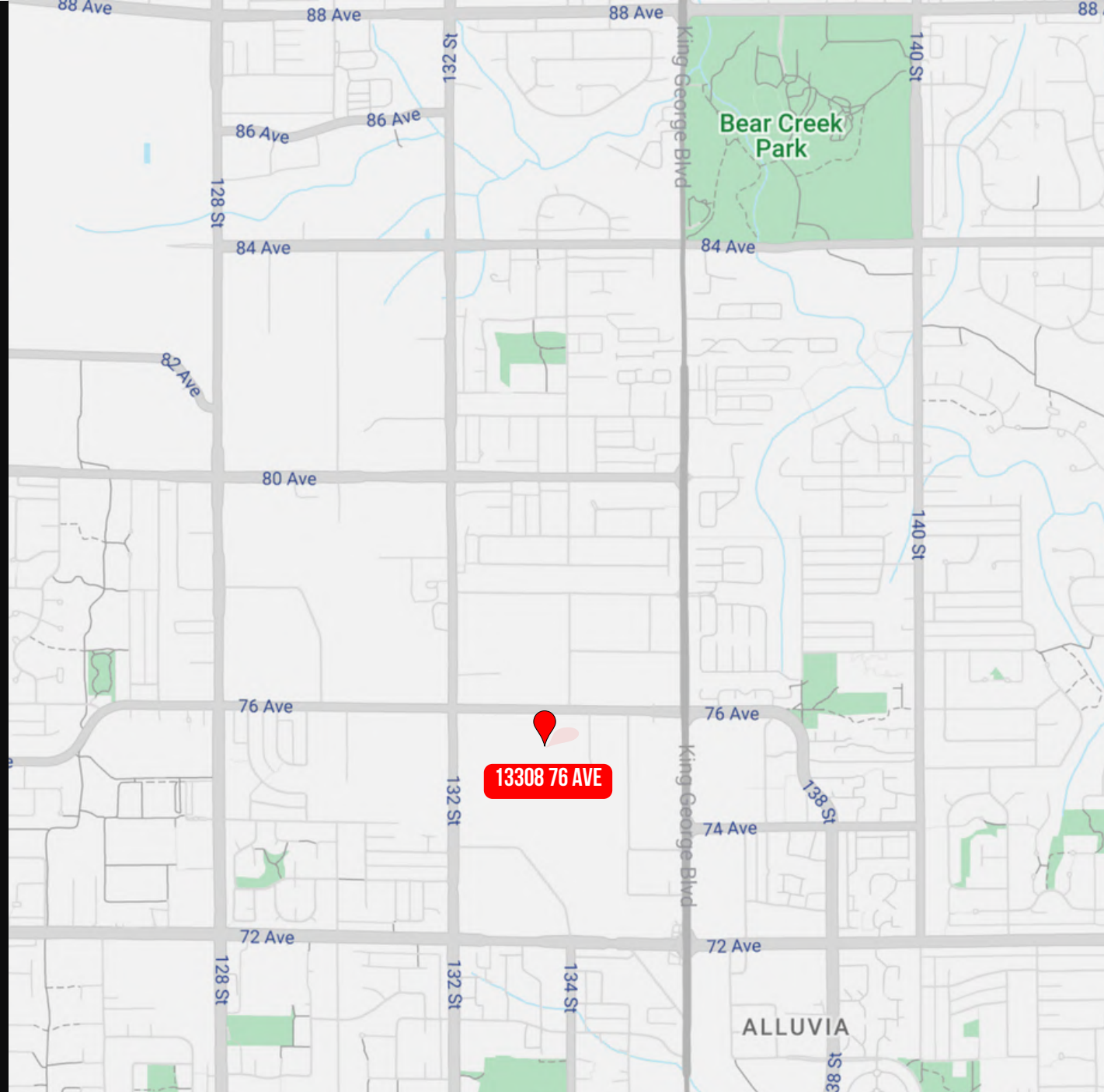
RAJ JHAJJ PREC* | 778-765-0089

EXP REALTY OF CANADA



YUVY MANN PREC* | 604-649-6266

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