

# FOR SALE

**1106 13737 96 AVENUE SURREY  
CONVENIENTLY LOCATED ACROSS FROM  
SURREY MEMORIAL HOSPITAL**

Listed Price:

**\$1,320,000**

## Property Details & Amenities

Office Unit

Size - 1150 SF

Ample Parking

Currently Tenanted

Prime Location

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(604) 338-4650

RE/MAX Lifestyles Realty  
20178 96 Ave C100,  
Langley Twp, BC V1M 0B2

**RE/MAX**  
COMMERCIAL

# FOR LEASE

1106 13737 96TH AVE SURREY BC

## OPPORTUNITY

Here is an exceptional investment opportunity in a high-traffic area directly across from the renowned Surrey Memorial Hospital.

Current tenant in place, generating consistent rental income.

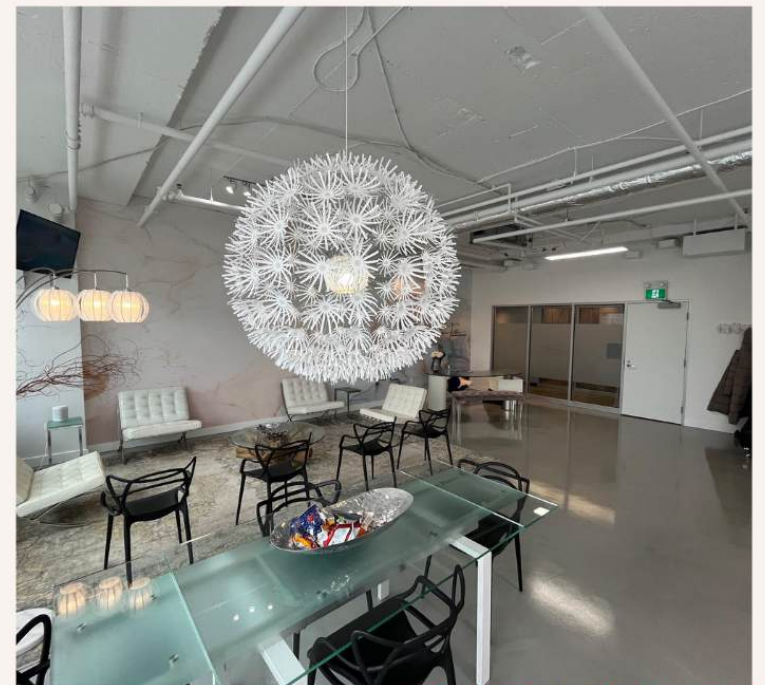
Flexible layout ideal for a variety of professional uses such as medical offices, administrative services, or corporate headquarters.

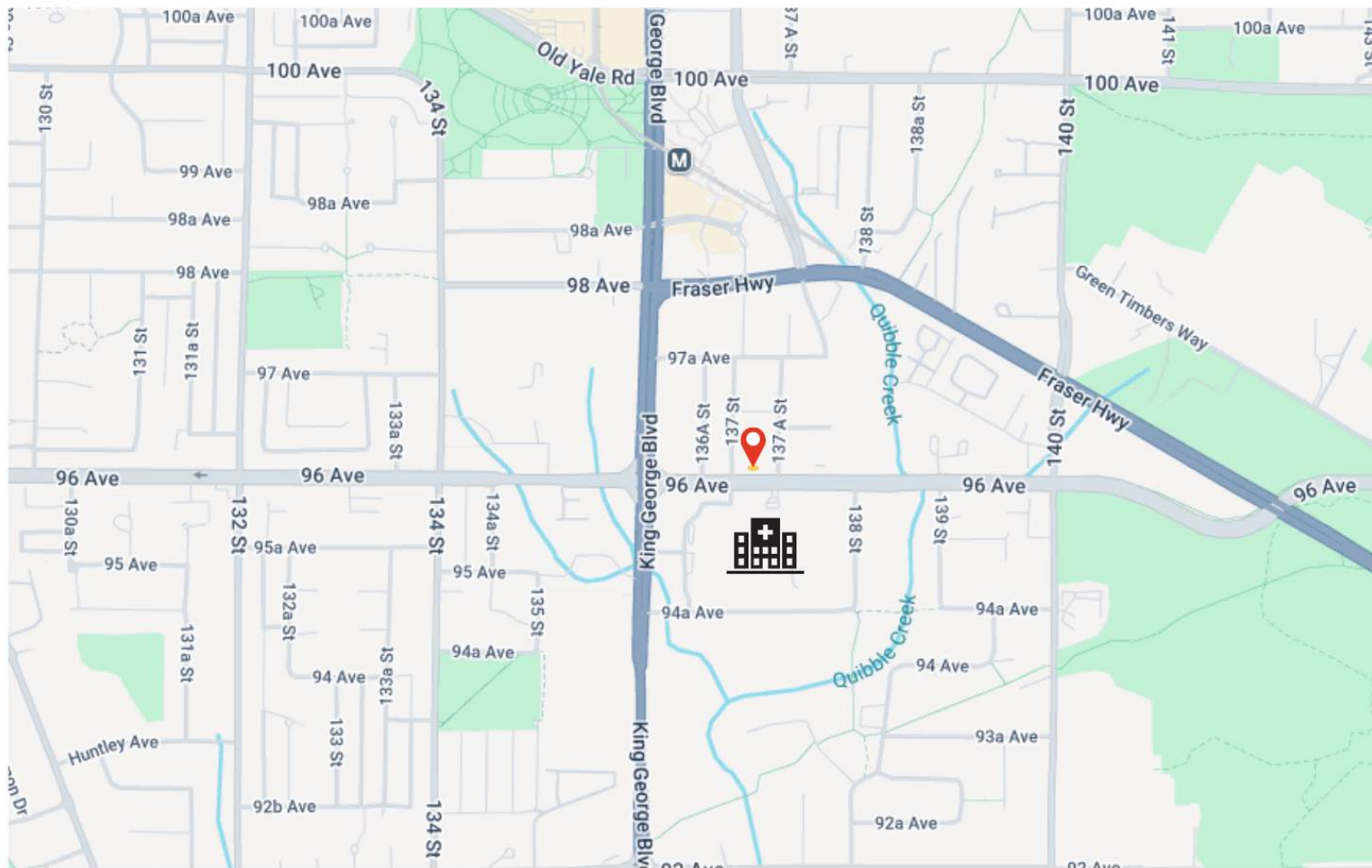
Easy access to major transit routes and public transportation.

Ample parking available for tenants and visitors.

## SALIENT FACTS

Available:	Immediately
Size:	1150 SF
Property Taxes	\$12,586.83
Strata Fees:	\$494.40
NOI:	Contact Listing Agent





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