

# 5630 176 STREET

Surrey

Fully Leased Value-Add Retail Plaza with  
Redevelopment Potential



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*\*Personal Real Estate Corporation*

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# 5630 176 Street, Surrey

## Location

Positioned at the busy intersection of 176 Street and Highway 10, this retail plaza sits on a highly visible corner in the centre of Cloverdale. The area serves as a key commercial hub with a mix of retail, restaurant, and service businesses that cater to both local residents and regional traffic. Surrounded by established neighbourhoods and close to the Cloverdale Fairgrounds, the site benefits from steady customer flow throughout the year. Its convenient access to Highway 10, Highway 15, and other major routes enhances accessibility for both tenants and visitors.



## Property Details

### LEGAL DESCRIPTION

LOT 229 PLAN NWP40797 SECTION 8 TOWNSHIP 8 LAND DISTRICT 36 EXCEPT PLAN ROAD BCP43169

### PID

002-393-859

### YEAR BUILT

1992

### ZONING

Town Centre Commercial Zone (C15)

### PROPERTY TAXES

\$60,669.89 (2025)

### PROPERTY SIZE

24,865 SF +/-

### RENTABLE AREA

9,087 SF +/-

### SALE PRICE

**\$8,980,000**

*\*Net Operating Income is impacted by one below-market tenancy. The Salvation Army is currently paying approximately \$26 PSF, estimated to be roughly \$10 PSF below prevailing market rental rates, providing future mark-to-market income potential.*



## Features

- Fully leased to a mix of national and local tenants
- C-15 zoning providing future redevelopment potential
- Strong holding income from a stable tenant base
- Ample on-site surface parking for customers and staff
- Well-maintained retail plaza with excellent exposure and signage opportunities

# Commercial Units



Elena's Cafe



De Dutch



The Salvation Army





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