



# HIGH EXPOSURE INDUSTRIAL/OFFICE SPACE



Prime location



Business Ready



102 12975 84 Ave, Surrey



**Ricky Dhaliwal**  
Real Estate Agent

778-242-4306  
ricky@primepropertygroup.ca



**Sat Swaich**  
Personal Real Estate Corporation

604-832-3325  
sat@primepropertygroup.ca



# OPPORTUNITY

Discover a move-in-ready commercial space tailored for owner-users. This approximately 2,500 sq.ft. two-level unit offers outstanding exposure in a high-traffic Surrey location, making it ideal for light industrial, warehouse, or office use under IL zoning. With a functional, flexible layout, excellent visibility, and ample onsite parking, this is a rare opportunity to own a hassle-free space designed for business growth. Bring your ideas—this unit is ready to work for you.

## SALIENT DETAILS

<b>PRICE:</b>	<b>\$1,449,900</b>
<b>ADDRESS:</b>	102 12975 84 Ave, Surrey
<b>PID:</b>	018-329-781
<b>Total Area:</b>	2,495 Sq.Ft
<b>Zoning, IL:</b>	Light Impact Industrial Zone
<b>Year Built:</b>	1993
<b>Strata Fees:</b>	\$363.21
<b>Taxes:</b>	\$7,548.50
<b>Ceiling Height :</b>	9 Feet
<b>Parking:</b>	3 assigned spots and ample street parking



# HIGHLIGHTS



**Ceiling Height:**  
9' ceiling height for better airflow, storage, and a more open workspace.



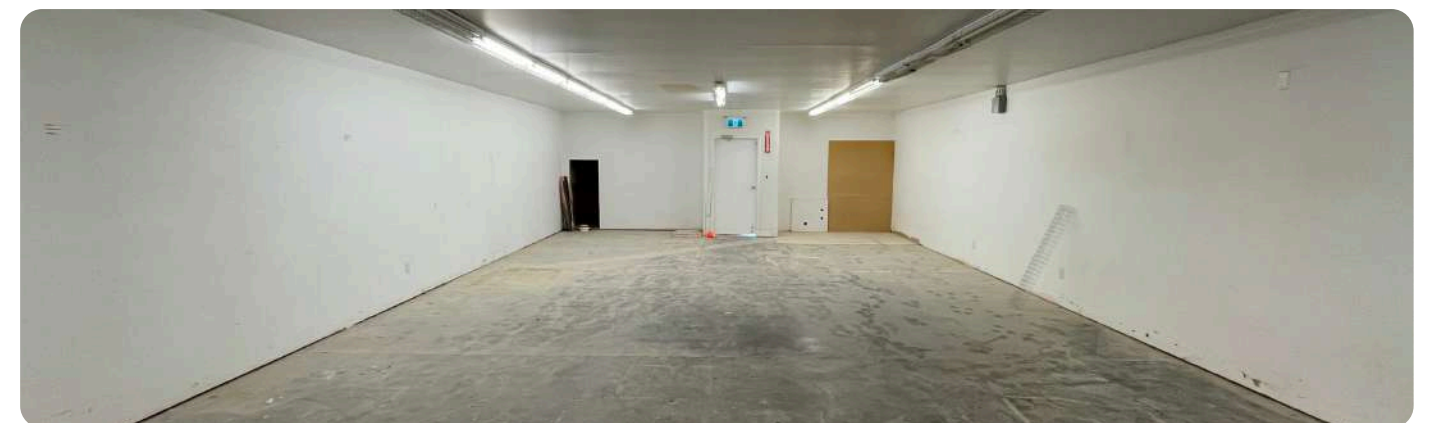
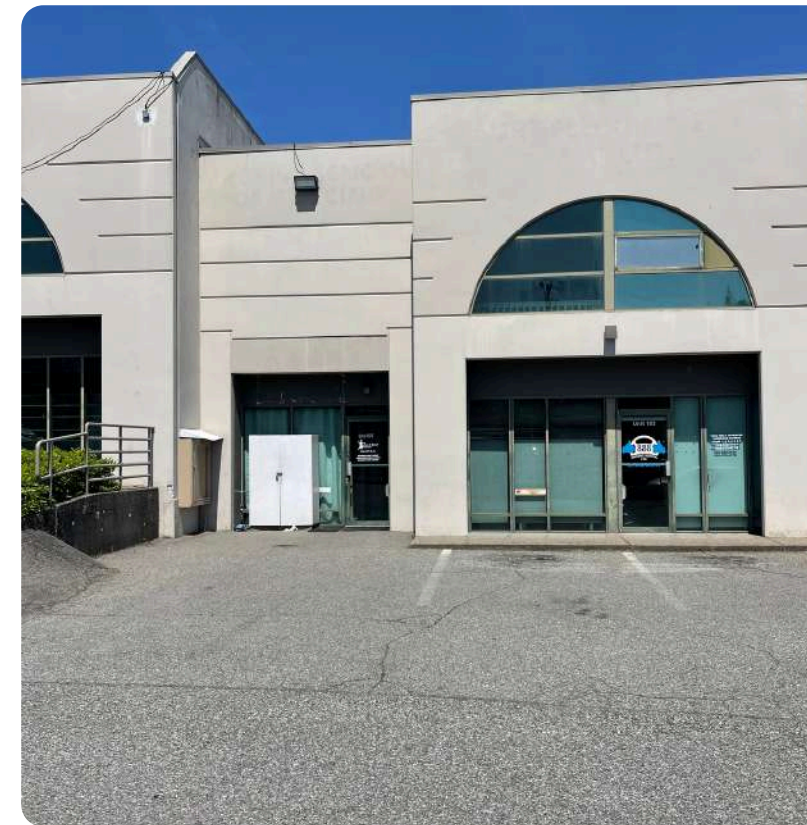
**Power (electricity):**  
Fully serviced with 3 phase power—ready for immediate use.



**Parking:**  
Includes 3 assigned parking stalls with ample additional street parking—ideal for staff, customers, and delivery vehicles.

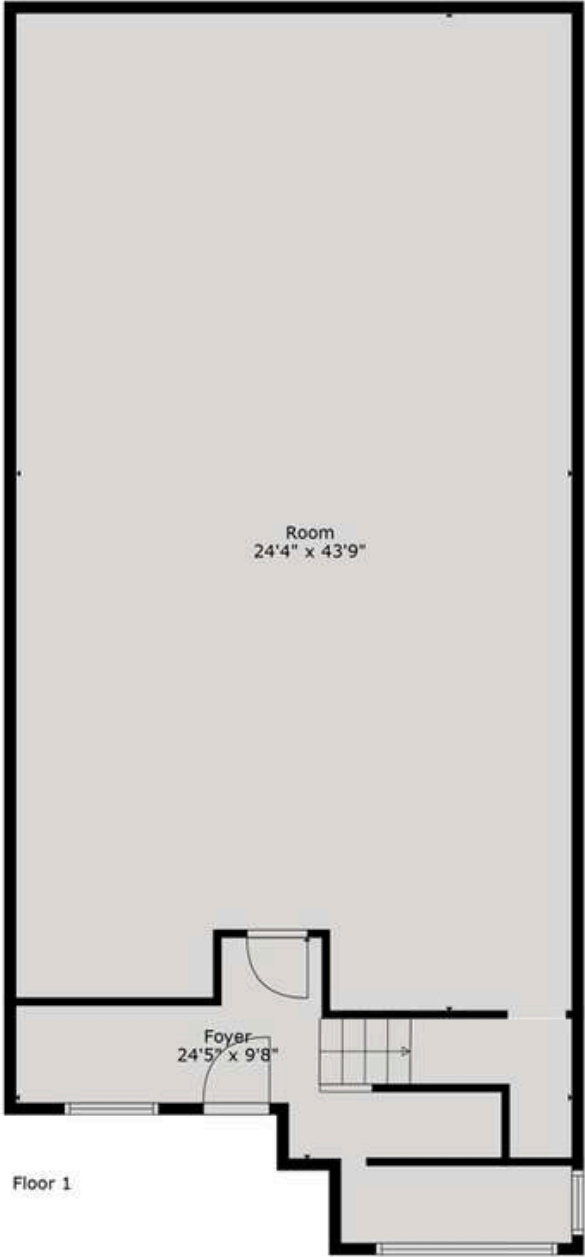


**Location**  
Prominently located along a busy commercial corridor, this unit offers excellent visibility to passing traffic

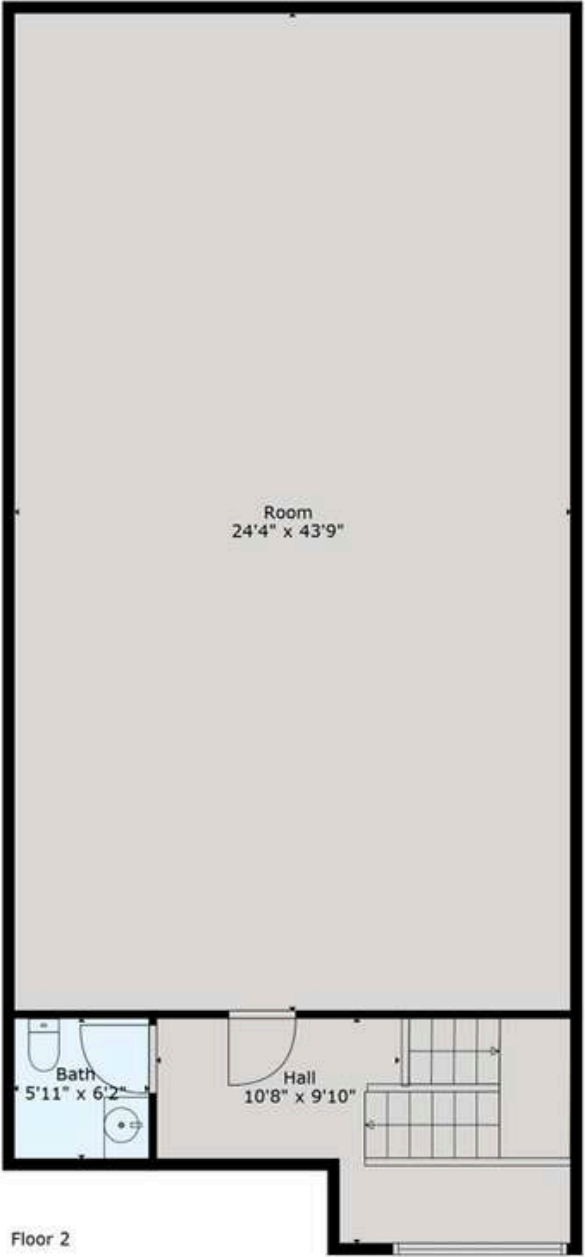


# FLOOR PLANS

## Floor 1



## Floor 2

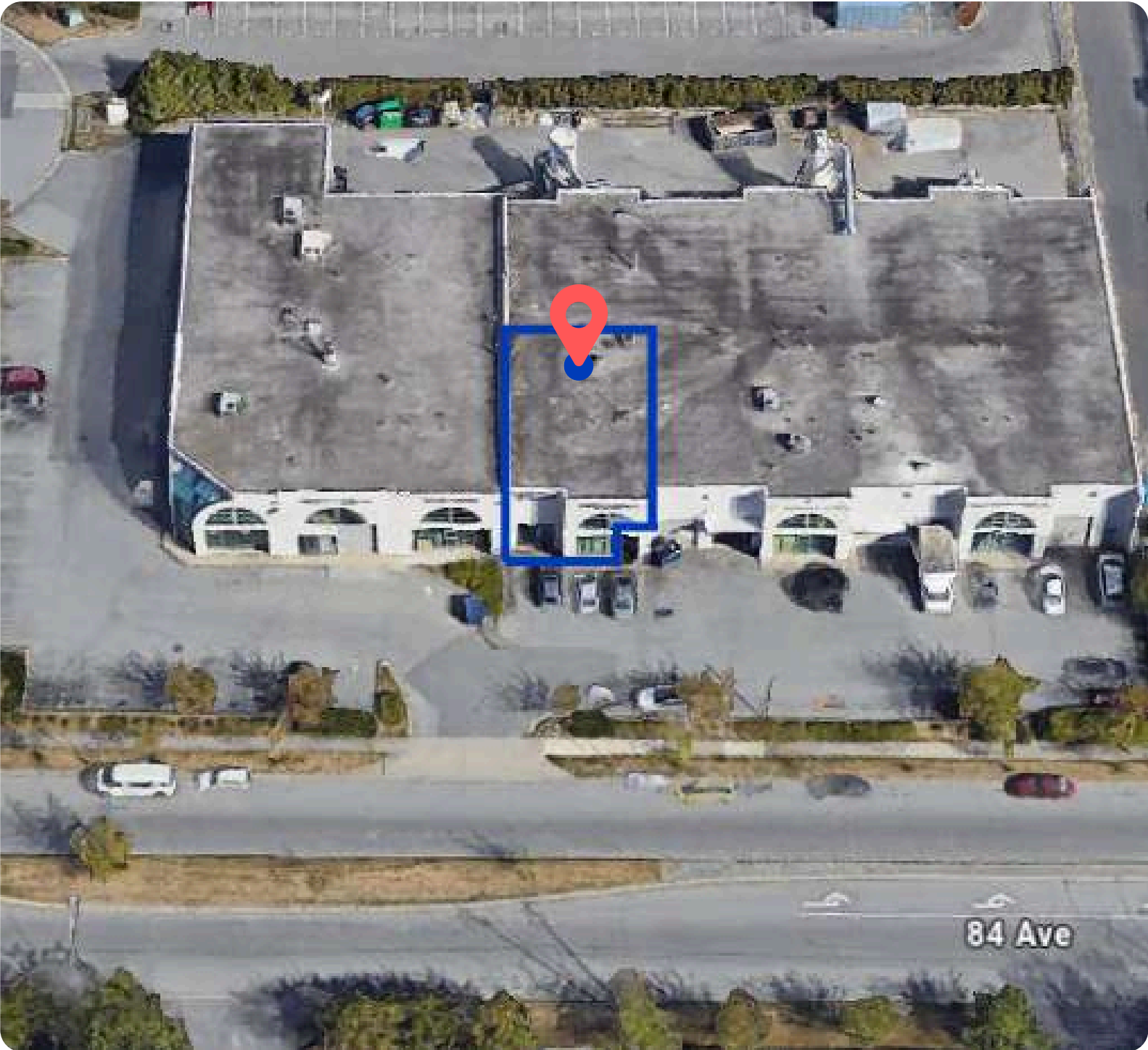


**TOTAL:2,495 sq. ft**

FLOOR 1: 1,233 sq. ft, FLOOR 2: 1,262 sq. ft

# LOCATION

Unit 102 – 12975 84 Ave is situated in the heart of Surrey’s sought-after Newton industrial district. Just minutes from King George Blvd with easy access to Highways 91, 99, and the U.S. border, this location offers excellent connectivity for distribution, trade, or service-based businesses. The IL zoning supports a range of light industrial uses, and the unit is surrounded by complementary businesses like auto services, cabinet shops, and finish trades. With high visibility, ample parking, and move-in-ready functionality, this is a standout opportunity for owner-users or growing operations.





**SAT SWAICH PREC\***

Land Development Specialist

☎ 604-832-3325

☎ 778-242-4306

✉ [sat@primepropertygroup.ca](mailto:sat@primepropertygroup.ca)

✉ [ricky@primepropertygroup.ca](mailto:ricky@primepropertygroup.ca)

**RICKY DHALIWAL**

Commerical Leasing & Sales

**PRIMEPROPERTYGROUP.CA**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.