



FOR SALE

UNIT 106

3950 191ST STREET

SURREY, BC

2,295 SF STRATA UNIT



ANDREW GREEN

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UNIT 106
3950 191ST STREET
SURREY, BC

LOCATION

Campbell Heights North Commerce Centre is located on 191st Street between 39th and 40th Avenue, just west of 192nd Street in the Campbell Heights North Business Park in South Surrey. Campbell Heights is well known as one of the most successful and well planned out Business Parks in the Lower Mainland. Campbell Heights' central location provides easy access to Highway 99, Highway 91, Highway 15 (176th Street), Highway 10 (56th Avenue), and Highway 1. In addition, the US border crossing is only minutes away. Multiple truck routes in Campbell Heights allows for easy access and egress.

ZONING

CD (Comprehensive Development) Campbell Heights North Commerce Centre's unique CD zoning allows for a wide range of industrial, commercial and office uses allowing ultimate flexibility in strata ownership. Contact exclusive listing agent for a copy of the zoning bylaws.

SIZE

Main Floor Warehouse 2,295 SF

IMPROVEMENTS

The subject unit is shell main floor warehouse space. Ample parking will allow the development of some office and/or mezzanine areas.

SALE PRICE

\$1,692,000

TAXES (2023)

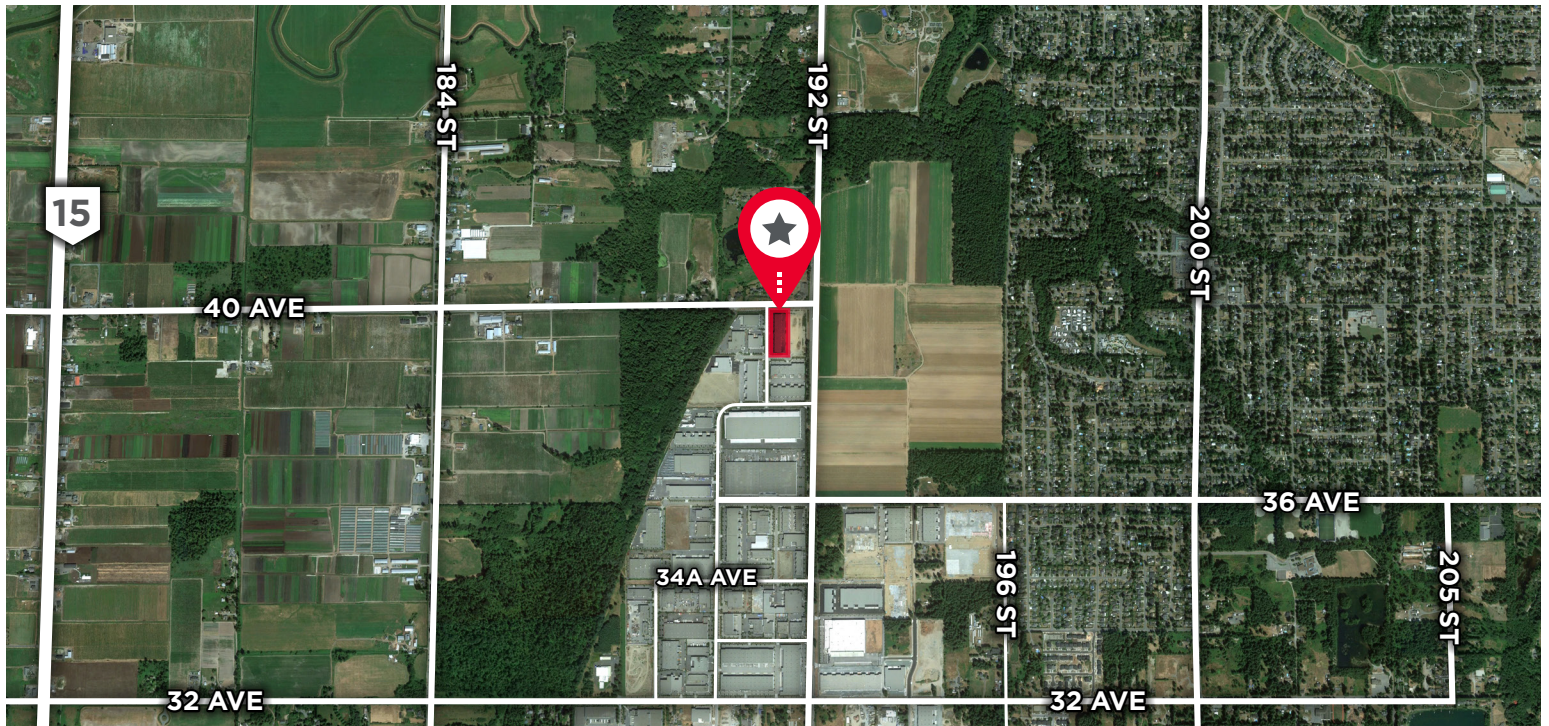
\$13,264.21

STRATA FEES

\$381.01 Monthly

PROPERTY FEATURES

- Quality insulated concrete tilt-up construction designed
- 22' clear ceiling heights
- 12' x 14' insulated rear grade loading doors
- 3-phase electrical service
- Exposure to 191st Street
- Ample truck loading areas
- Fully sprinklered
- Fully landscaped
- Forced air natural gas heating
- LED lighting
- Transit nearby
- 5 parking stalls



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