

Stratified Retail Storefront



FOR SALE

**#108 - 14333 104 Ave
Surrey, BC**

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GROUND LEVEL STRATA RETAIL PROPERTY

SALIENT FACTS

Civic Address:	#108 - 14333 104 Avenue, Surrey, BC
Legal Description:	STRATA LOT 8, PLAN BCS3653, SECTION 24, RANGE 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V PID: 028-083-415
Current Zoning:	C-35
Location:	This property is situated adjacent to 144 Street, and is within a short distance of Surrey City Centre. It's conveniently located near the King George Boulevard and Highway 1
Year Built	2009
Square Footage:	896 sq ft
Property Tax (2023):	\$5,263.77
Strata Fee:	Contact Listing Agent
Availability:	Immediate
Listing Price:	\$599,000

HIGHLIGHTS

- **Urban Convenience:** Situated at the half-way point between Guildford Town Centre and Surrey CentralSkyTrain Station, this property offers great visibility along 104th Avenue and is well positioned to a variety of nearby amenities. Adjacent to Central City Junior Kindergarten and offers Immediate access to local favorite including, Taste of Pho, Bacayon's Chibuhan restaurant and The Real Canadian Superstore.
- **Seamless Transit and Nature Access:** This location stands out for its excellent transit connectivity and accessibility. The property is a 1 minute walk to a bus stop and a mere 5 minute drive from the Surrey Central SkyTrain Station.

SUMMARY

Exciting opportunity to own this great retail/office unit in the highly sought after North Surrey area. High visibility along 104th avenue and strategically positioned between Guildford Town Centre and the Skytrain. This property is located within the Council's approved draft Stage 1 plan, the "Guildford Town Centre- 104 Avenue Plan," designed to drive growth and enhance transit options along 104th avenue. Situated in the complex next to Henlong Market, the property is also conveniently located a mere 3 minute drive to Guildford Mall and with Surrey Central SkyTrain station just 6 minutes away. Currently Vacant, this property awaits an astute owner-user to launch their business or a savvy and forward minded investor to seize this favorable opportunity and the chance to be a part of the visioning North Surrey Neighborhood.



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