## EOR LEASE UNITS 114 & 201 19433 - 96<sup>TH</sup> AVENUE SURREY

Owned & managed by Beedie/

## Cancar BUSINESS PARK

## **OPPORTUNITY**

The Subject Property is located within Cancar Business Park, spanning over 29 acres in the well established and desirable Port Kells industrial area of Surrey. The site offers excellent access to Highway 1, the South Fraser Perimeter Road and and the Golden Ears Bridge providing convenient connection to Maple Ridge, Pitt Meadows, and Port Coquitlam.

In addition to being located on 96th Avenue in the business core of Port Kells, the property is located in one of the Fraser Valley's most sought after commercial areas. Tenants will also benefit from the immediate proximity to many amenities including restaurants, banking and shopping.

### CONTACT

GEORGE RICHMOND Personal Real Estate Corporation 604-649-6495 geroge@FLRE.ca

### REBECCA MACLEOD Personal Real Estate Corporation 778-316-3092 rebecca@FLRE.ca

#### Marketed by



Frontline Real Estate Services 8621 201 Street, #160 Langley, BC V2Y 0G9 604-687-8300 www.flre.ca

# **UNIT 114** FIRST FLOOR OFFICE

- 1,651 SF
- Fully furnished office space
- Open work area with ample natural lighting
- Kitchen room

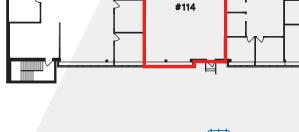
## **PROPERTY FEATURES**



PARKING 8 stalls



**ZONING** CD Comprehensive Development



BASIC RENT \$16.00 PSF per annum

ADDITIONAL RENT (2021 EST.)

\$6.37 PSF per annum

ELECTRICAL

## OCCUPANCY

Available May 1, 2021

AIR DUCT

COMMON

# **UNIT 201** SECOND FLOOR OFFICE

- 10,996 SF
- Fully furnished office
- Multiple perimeter offices
- with large windows
- Various spacious meeting & boardrooms
- Kitchen & storage rooms
- Open work area with ample natural lighting

## **PROPERTY FEATURES**



PARKING 62 stalls



ZONING





ADDITIONAL RENT (2021 EST.) \$6.37 PSF per annum

**BASIC RENT** 



OCCUPANCY Available May 1, 2021

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