

FOR 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 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

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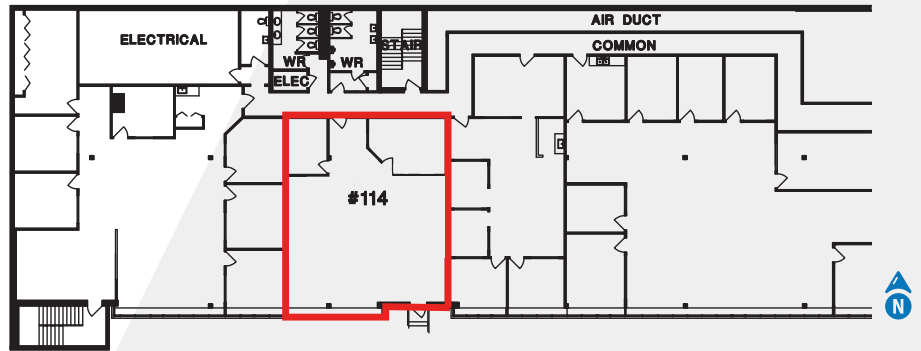


Frontline Real Estate Services  
8621 201 Street, #160  
Langley, BC V2Y 0G9  
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# UNIT 114

## FIRST FLOOR OFFICE

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



## PROPERTY FEATURES



### PARKING

8 stalls



### BASIC RENT

\$16.00 PSF per annum



### OCCUPANCY

Available May 1, 2021



### ZONING

CD Comprehensive Development



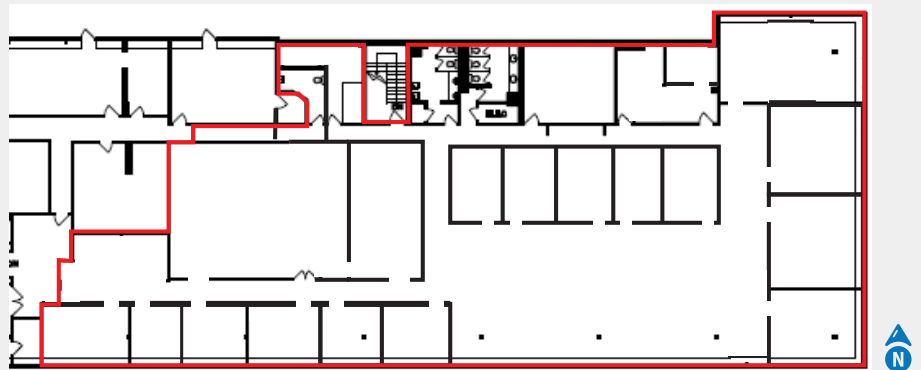
### ADDITIONAL RENT (2021 EST.)

\$6.37 PSF per annum

# 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



### BASIC RENT

\$16.00 PSF per annum



### OCCUPANCY

Available May 1, 2021



### ZONING

CD Comprehensive Development



### ADDITIONAL RENT (2021 EST.)

\$6.37 PSF per annum