

100 - 8468 162 STREET  
SURREY



#### OPPORTUNITY

This prime retail strata unit is strategically positioned at the West end of Building A within the bustling complex situated on the east side of 162 Street, in the vibrant Fleetwood neighborhood of Surrey. Constructed with durable concrete block walls and a solid concrete slab foundation, the unit exemplifies sturdy craftsmanship. The entire development spans approximately 1.49 acres, offering ample space for businesses to thrive. With its superior location, versatile layout, and robust construction, this property presents a remarkable opportunity for entrepreneurs seeking a prime retail space in Surrey's coveted Fleetwood area.





**SUMMARY**

SIZE	2,206 SF
YEAR BUILT	1989
PID	013-219-642
LEGAL	STRATA LOT 1 SECTION 25 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN NWS2938
ZONING	CHI - HIGHWAY COMMERCIAL INDUSTRIAL ZONE
SALE PRICE	\$1,625,000

**UNIT HIGHLIGHTS**

Central located with excellent access to local amenities.

Property is in good condition.

Ample Parking: Three dedicated parking spaces available on the surface, the property provides convenient parking options for customers and/or employees.

CHI zoning designation permits a range of automotive, retail, recreational, and service-oriented uses, providing ample opportunities for potential business ventures.

The property offers excellent visibility, ensuring high exposure.

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