

FOR LEASE

Ground Level Retail Units
CRU#2 and CRU#3-5723 176 St Surrey BC



OPPORTUNITY

Opportunity to lease two well located retail units with frontage on 176 St in the vibrant commercial district of Cloverdale. The units are in proximity to The Henry, Vault Restaurant, Hawthorne Beer market and Bistro

The unit is located in a commercial building with 5 units and ample surface parking. Three of the units are leased to the Storehouse, Thrive Greenery and Gifts (Artisan Gifts, plants and flower bouquets) and Ruby Siam Thai Kitchen (Thai Restaurant). The unit was previously being used by a Pet Food and Grooming business. The landlord will be open to lease outdoor patio use for additional rent. This won't last!

Abhishek Mamgain | Tel: 778 707 8100 | Email: info@urbanteam.com

Urban Team Inc. | 125 - 15225 104 Ave Surrey BC V3R 6Y8 | Tel: 778 707 8100 | www.urbanteam.com

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URBAN TEAM

Commercial Real Estate Services

HIGHLIGHTS

- 1. A+ Location:** Situated in a high-visibility, high-foot-traffic corridor on 176 St, just steps away from popular local retailers, cafes, and restaurants.
- 2. Abundant Parking:** Features 16 shared on-site parking stalls, supplemented by plenty of accessible street parking along 176 St and the rear lane.
- 3. Patio Opportunity:** Boost your footprint with the option to lease additional outdoor patio space directly facing 176 St.
- 4. Functional Layout:** Clean, roughly rectangular units designed for easy build-outs, each equipped with a private washroom at the rear.

PROPERTY DETAILS

CIVIC ADDRESS

CRU#2 & CRU#3- 5723 176 St Surrey BC

LEGAL DESCRIPTION

Lot 4, Lot 5, Lot 6, and Lot 7 Block 6 Plan NWP628
Section 7 Township 8 New Westminster Land District

AREA

CRU#2: 1,027 sf.

CRU#3: 948 sf.

All measurements and the unit size are approximate. Tenant or tenant's agent must conduct their own due diligence regarding the measurements, and the future use and viability of the space.

YEAR BUILT

1940

ZONING

C-15

LEASE RATE

Basic lease rate: \$37 per sq. ft. (Annual)

Additional lease rate: \$13.67 per sq. ft. (Annual)

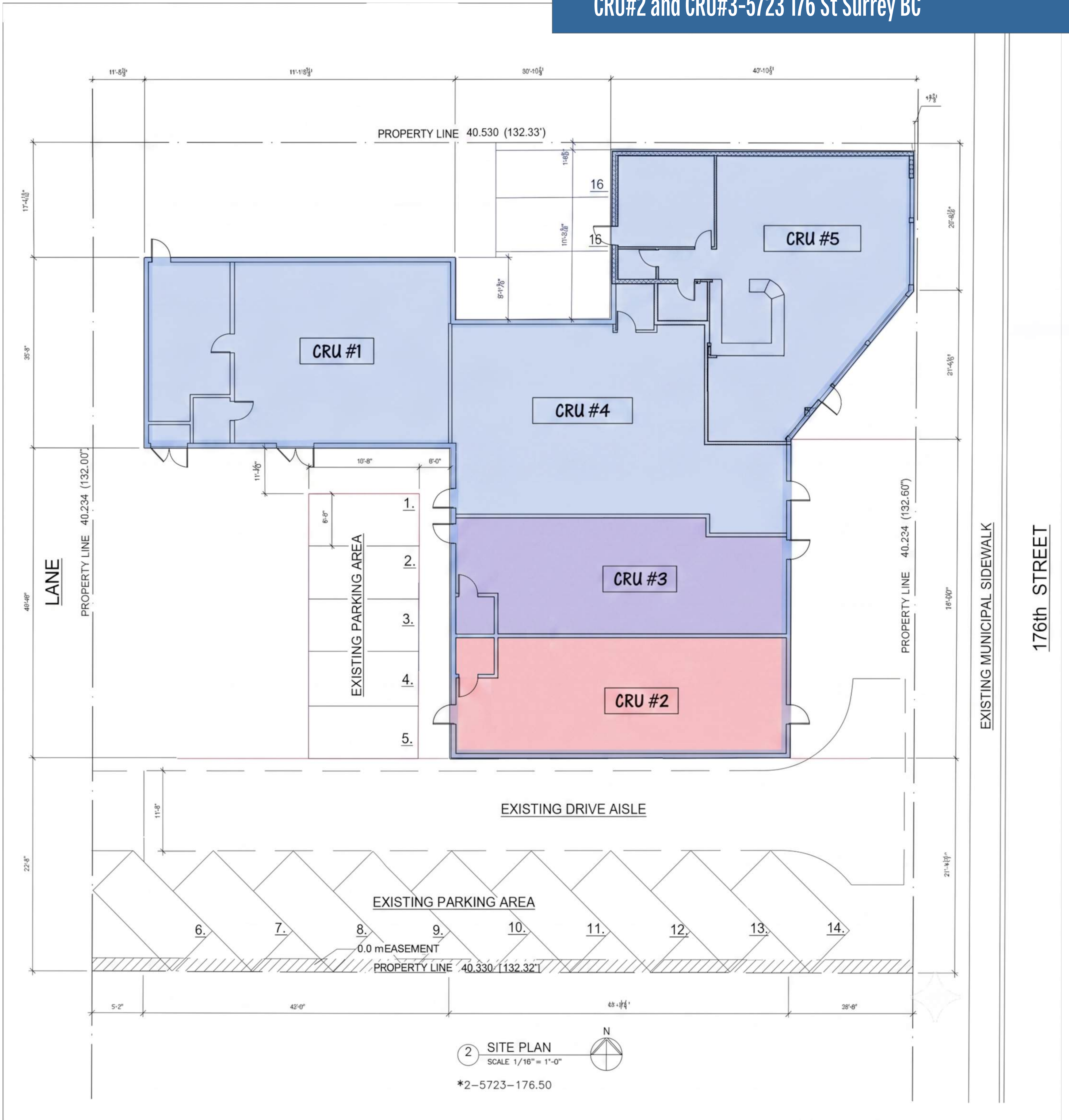
AVAILABILITY

Immediate



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