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HomeLife Benchmark Realty (Langley) Corp

FOR SALE

INDUSTRIAL LAND & BUILDING

**📍 17942 55 AVENUE
SURREY**



REMVG[®]

VANCOUVER



**SITE OF NEW SURREY HOSPITAL
AND CANCER CENTRE**



17942 55 AVENUE

55 Ave

**12,394 SF FREESTANDING BUILDING
0.515 ACRES - ZONED IL INDUSTRIAL
FULLY LEASED - CAP RATE INVESTMENT**



LOCATION

- Walking distance to new proposed Surrey Hospital and Kwantlen Polytechnic University
- Easy access to all major traffic arteries



BUILDING SUMMARY

- 12,394 SF Freestanding Building
- Concrete Construction
- 10' x 12' Grade Doors
- 400 Amp - 3 Phase Power
- Warehouse Ceiling-18'

LOT SIZE

- 0.515 Acres (22424 SF)

ZONING

- IL (Light Impact Industrial Zone)

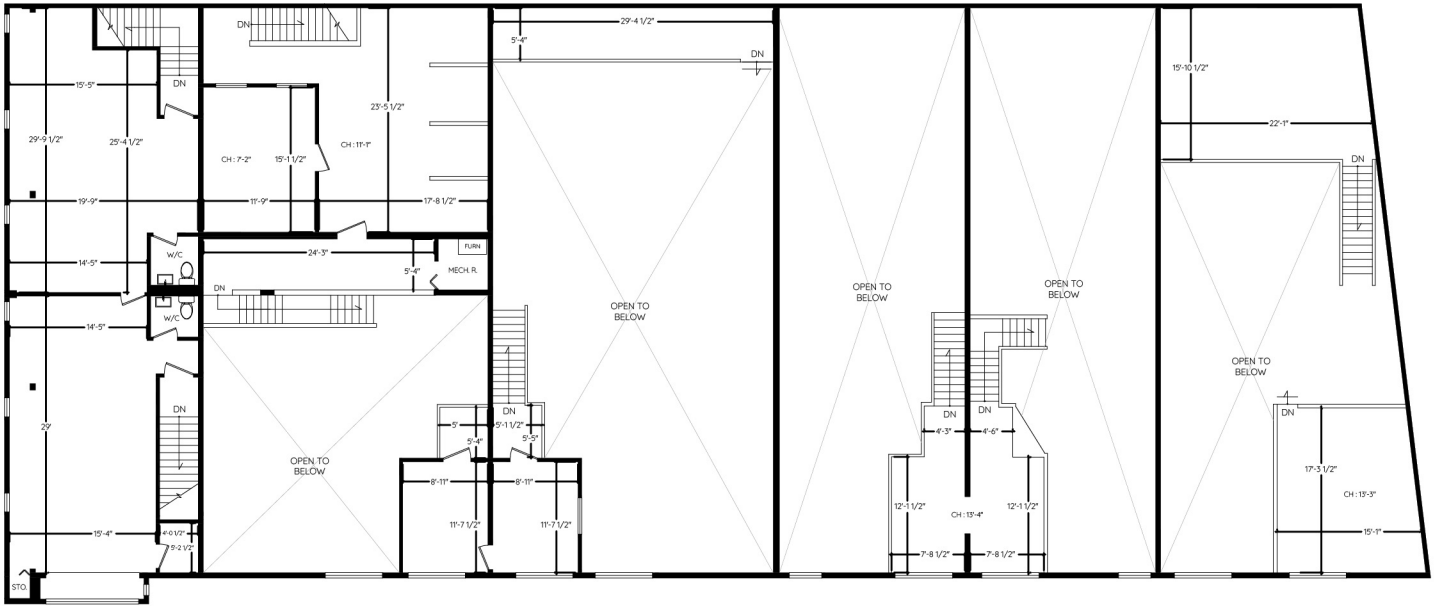
PRICE

- Contact Agents

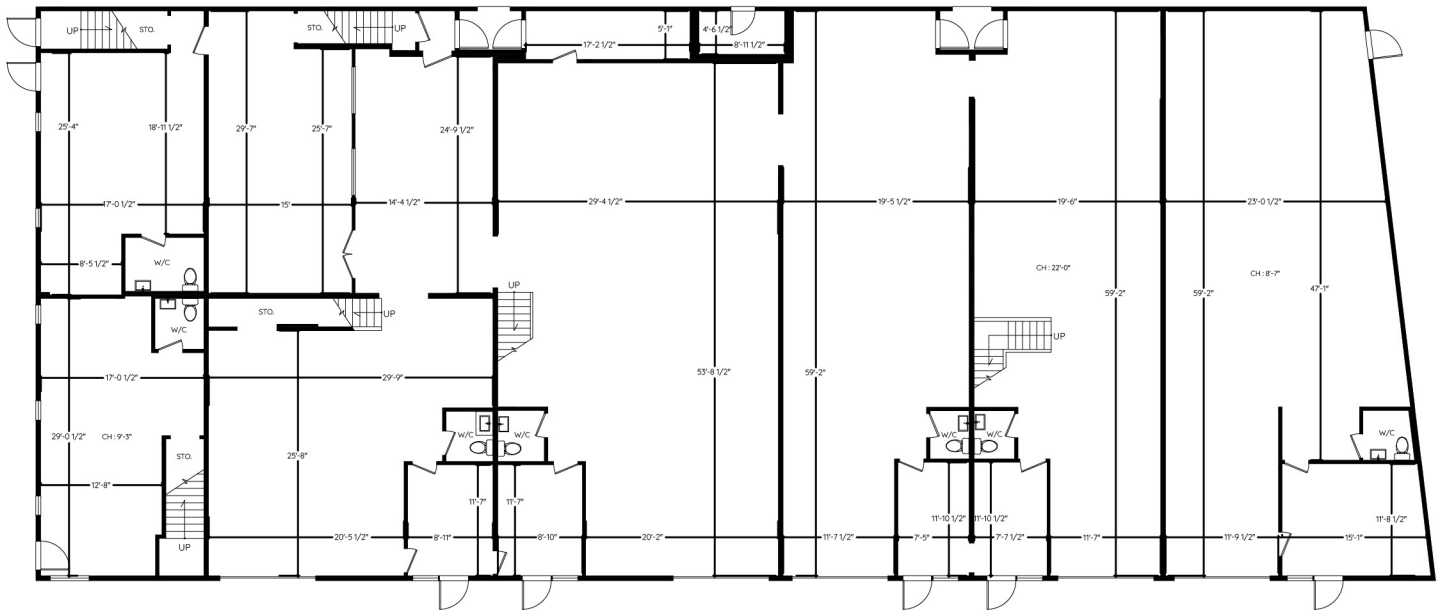


COMMERCIAL | ESTATES & ACREAGES | INDUSTRIAL | LAND PLAYS

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UPPER FLOOR
3,841 SQ.FT.



MAIN FLOOR
8,553 SQ.FT.

MAIN	8,553 SQ.FT.
UPPER	3,841 SQ.FT.
<hr/>	
TOTAL AREA	12,394 SQ.FT.



0 ft 3 ft 5 ft 10 ft

The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only. May include unfinished area. Not suitable for architectural or construction. EGO Insured