

FOR SALE/LEASE BACK
Prime Surrey City Centre Investment Property



10541 KING GEORGE BLVD

SURREY, BC

www.karimwinsor.com

KARIM WINSOR

Personal Real Estate Corporation

TEL 604 319 6439

EMAIL karim@karimwinsor.com





KARIM WINSOR
 Personal Real Estate Corporation
TEL 604 319 6439
EMAIL karim@karimwinsor.com

FOR SALE

10541 KING GEORGE BLVD, SURREY

LOCATION

The property is located in one of the highest growth regions in the Lower Mainland minutes away from two Sky Train stations and on the corner of King George Blvd and 105A Street. The seller will lease back for a 5 year term at \$40 per square foot or a 4% cap rate.

PROPERTY HIGHLIGHTS

- High rise potential
- High population growth
- Corner property
- On site parking
- Close to skytrain
- High visibility
- Excellent income
- Well maintained

BUILDING

Both floors are 100% tenanted by Sharons Credit Union. The property has approximately 4,815 square feet on the ground floor and an additional 1,882 square feet on the 2nd floor. There are approximately 18 parking stalls in the rear with ample street parking. The building has been well maintained and has a very secure gate.

EXECUTIVE SUMMARY

MUNICIPAL ADDRESS	10541 King George Blvd
LEGAL DESCRIPTION	Lot "A" Section 22 Block 5 North Range 2 West New Westminster District Plan 10610
PID	009-352-147
LOT SIZE	140x 120 feet
LAND SIZE	16,800 square feet
ZONING	CHI
PARKING	18 stalls
NET OPERATING INCOME	\$267,880
COMMERCIAL LEASE DETAILS	Rentable Area Main: 4,815 sf Rentable Area 2nd Floor: 1,882 sf
LEASE TERM	Five year lease with a 5 year option to renew
ASKING PRICE	\$6,590,000.00

The information contained herein (the "Information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, its accuracy, correctness or completeness cannot be guaranteed and has not been verified by Sutton Group – West Coast Realty or any of its affiliates. Sutton Group – West Coast Realty neither guarantees, warrants nor assumes any responsibility or liability of any kind with respect to the accuracy, correctness, completeness or suitability of, or decisions based upon or in connection with, the Information. The Information may change and property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Sutton Group – West Coast Realty.

PARKING IN REAR



KARIM WINSOR
 Personal Real Estate Corporation
TEL 604 319 6439
EMAIL karim@karimwinsor.com





KARIM WINSOR
Personal Real Estate Corporation

TEL 604 319 6439
EMAIL karim@karimwinsor.com

FOR SALE

10541 KING GEORGE BLVD, SURREY

CITY CENTRE LAND USE PLAN



Legend

- | | | | | | |
|--|--------------------------------|--|------------------------------------|--|------------------------------------|
| | Urban Residential | | Mid to High Rise Residential | | Central Business District - Area 2 |
| | Townhouse | | Mid to High Rise Mixed-Use | | School |
| | Low Rise Residential - Type I | | High Rise Residential - Type I | | Park |
| | Low Rise Mixed-Use - Type I | | High Rise Mixed-Use - Type I | | Plaza |
| | Low Rise Residential - Type II | | High Rise Residential - Type II | | Creek Buffer |
| | Low Rise Mixed-Use - Type II | | High Rise Mixed-Use - Type II | | Top of Bank Buffer |
| | Low to Mid Rise Residential | | High Density Employment | | Utilities |
| | Low to Mid Rise Mixed-Use | | Central Business District - Area 1 | | Long Term Road |



KARIM WINSOR
Personal Real Estate Corporation

TEL 604 319 6439
EMAIL karim@karimwinsor.com

FOR SALE

10541 KING GEORGE BLVD, SURREY



**WESGROUP
DEVELOPMENT SITE**

**BOSA
DEVELOPMENT**

**SURREY
CITY HALL**

**SUBJECT
PROPERTY**

KING GEORGE BLVD

105A ST