### **FOR SALE/LEASE BACK** Prime Surrey City Centre Investment Property

SHARONS CREDIT-UNION



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KARIM WINSOR Personal Real Estate Corporation

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#### 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 skytrainHigh visibility
  - Fxcellent income
  - Mall maintain
- 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.



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#### **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	Rentable Area Main: 4,815 sf			
LEASE DETAILS	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			

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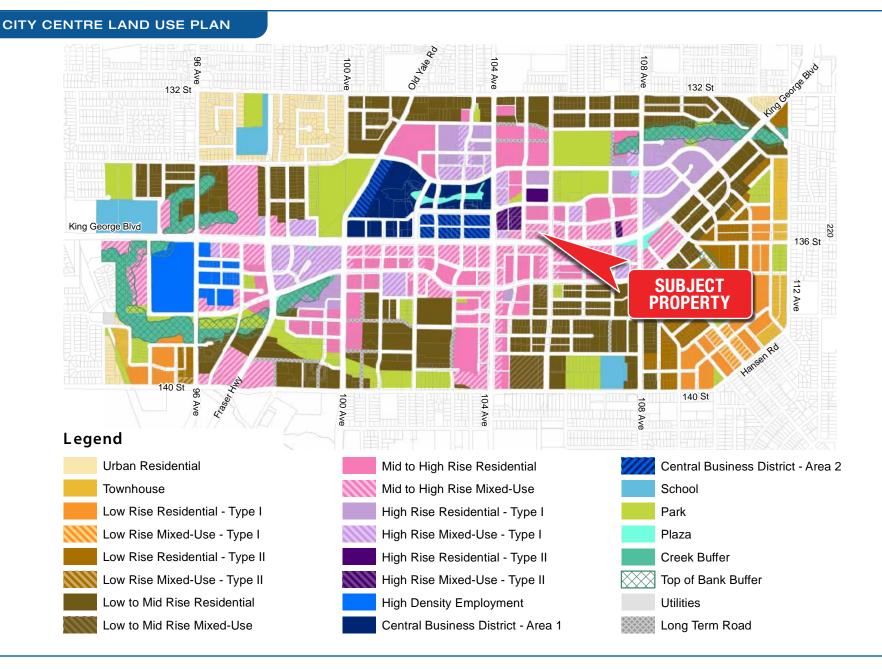




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