### **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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|------|------|-----|-----|-------|------|-----|
| 0541 | KING | GEO | RGE | BLVD, | SURF | REY |

#### **EXECUTIVE SUMMARY**

| MUNICIPAL ADDRESS    | 10541 King George Blvd   |  |  |  |
|----------------------|--|--|--|--|
| LEGAL DESCRIPTION    | Lot "A" Section 22 Block 5 North Range 2<br>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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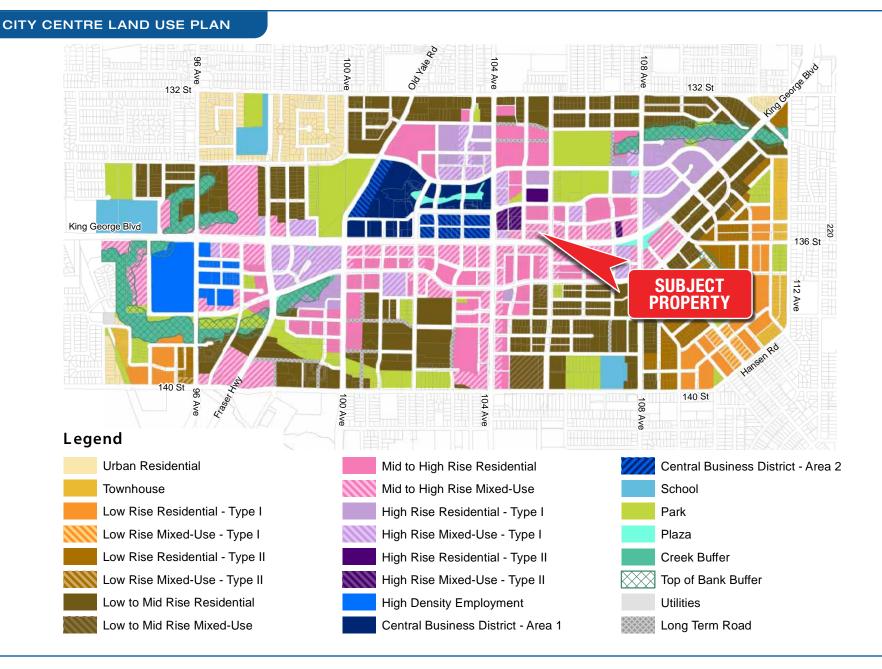




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## FOR SALE





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# FOR SALE

