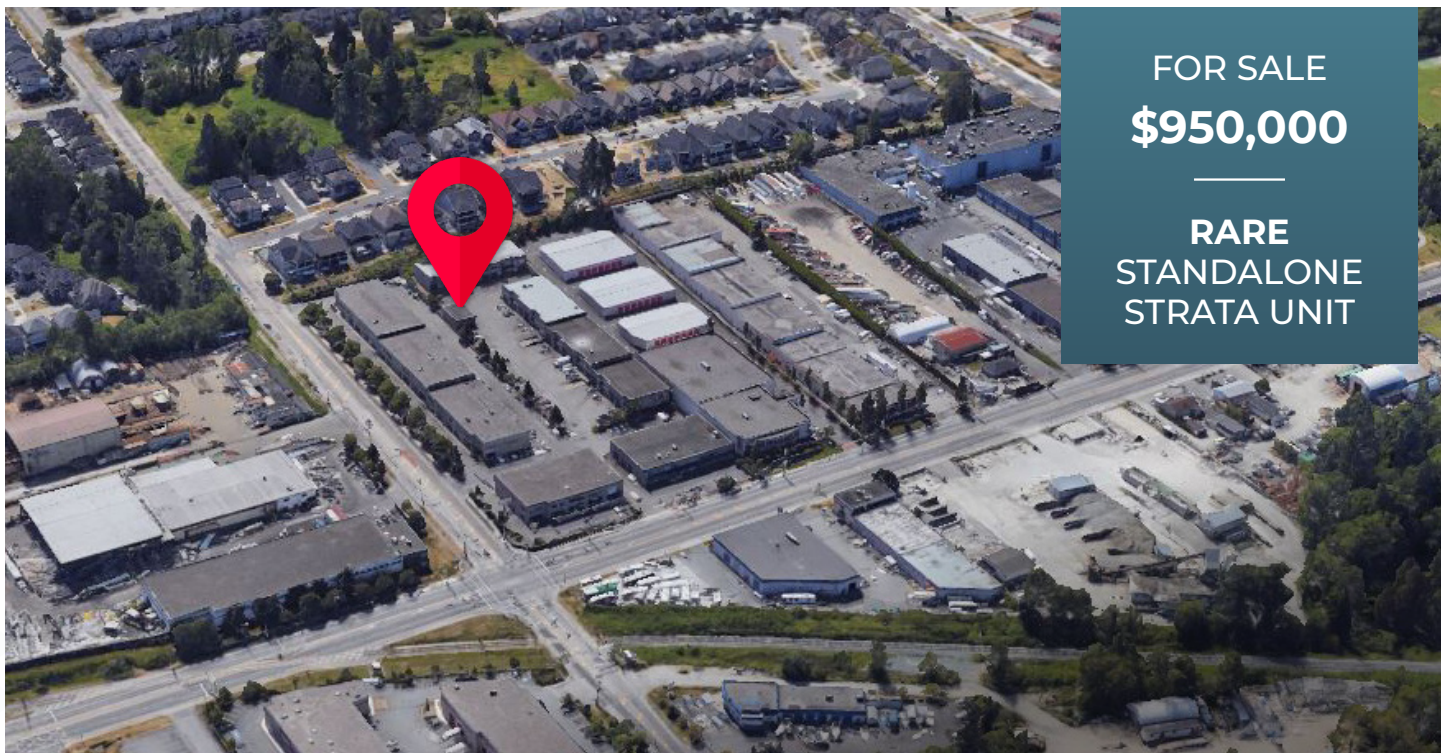


UNIT 400 – 14770 64TH AVENUE

SURREY, BC, V3S 1X7



THIS PROPERTY IS LOCATED IN EAST NEWTON, ONE OF SURREY'S CENTRAL INDUSTRIAL HUBS.

It provides convenient access to main arterial roads from Highway 10, Highway 99, and King George Blvd, and the Southern BC Rail line is only minutes away. Surrey-Fraser Docks, as part of the Port of Metro Vancouver, is within a 25 minute drive as is the US Border.

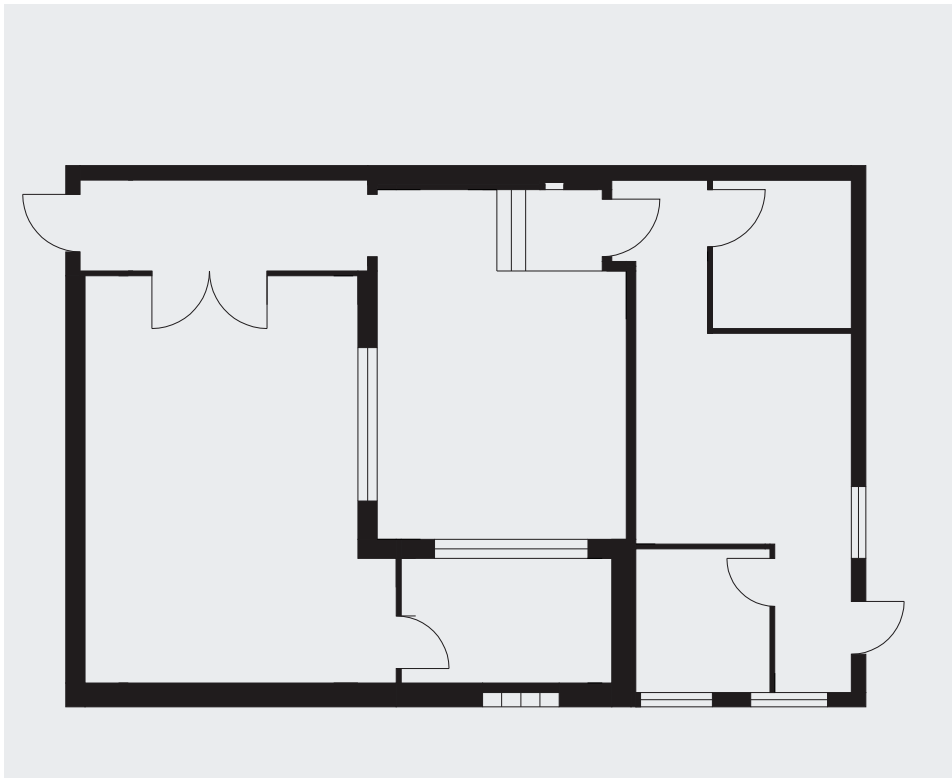
There is a diverse labour force and a variety of housing options mixed in the area as are parks and schools. Proximity to amenities such as restaurants, banks and services are also only minutes away from the location.

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TOTAL SIZE	1,190 SF (Approximately)
BUILDING	Single Story / Stand Alone Building
ZONING	IL - Light Impact Industrial (Surrey)
LEASE	Vacant Possession with Purchase
CONDITION	Excellent
CURRENT USE	Sound Studio
STRATA FEE	\$207.82 per month
PROPERTY TAXES (ANNUAL)	\$4,509.71 (2021)

DESCRIPTION OF LANDS

Parcel Identifier: 018-028-691

LEGAL DESCRIPTION:

Strata Lot 23, Plan NWS3426, Part NW 1/4, Section 10, Township 2, New Westminster Land District, Strata PH III together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1.

SOUND ROOM

- Builder: famed Vancouver recording engineer John Vrtacic
- No touch "Floating Room" construction
- "Labyrinth style" floor-joist system with sand build up
- Sound absorption panelling & ceiling pillows
- 3 ton HVAC system; designed to reduce air drag
- 10' ceilings to underside of T-Bar
- 3-phase 100-amp electrical service

ACCESS

Two (2) Points; 64th Avenue (Direct) &/or 148th Street (Easement)