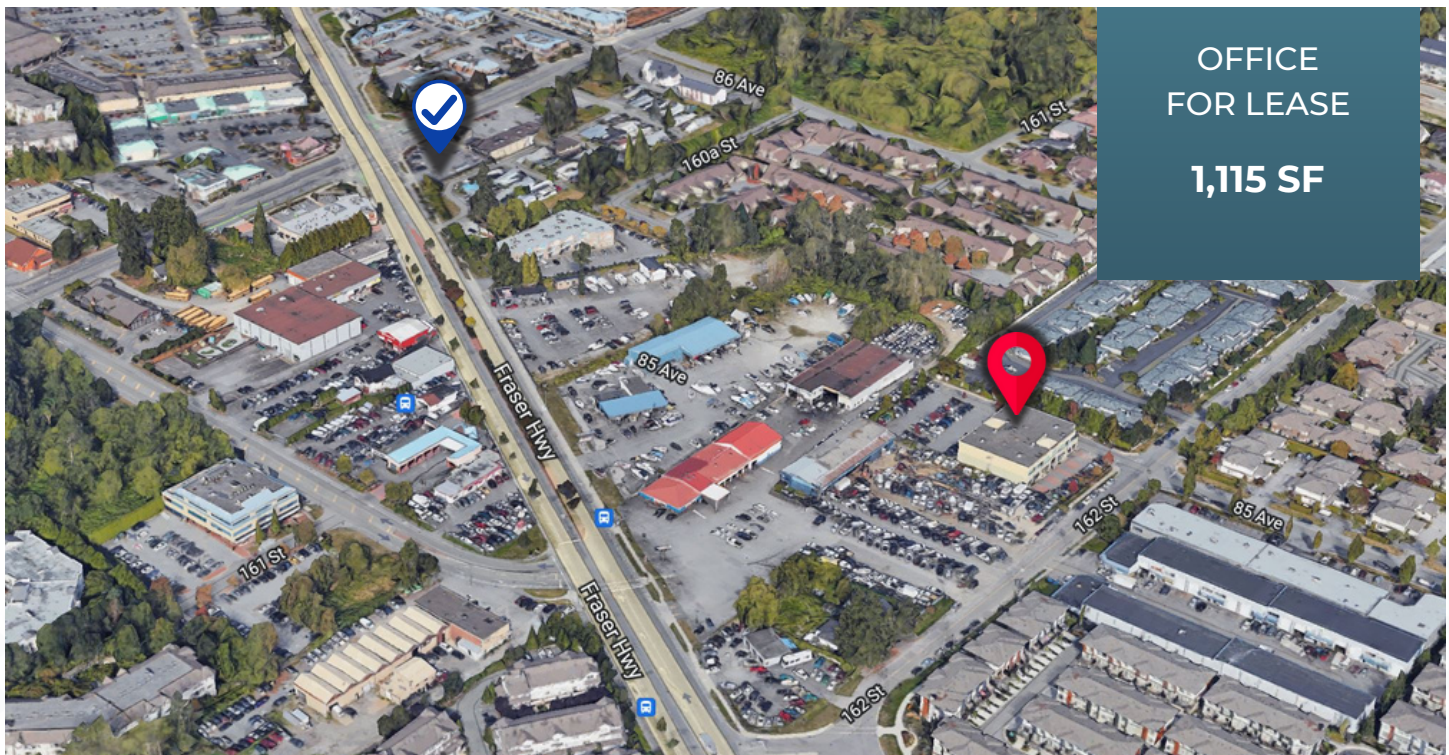


# UNIT 102 – 8501 162nd Street

SURREY, BC, V4N 1B2



## PROPERTY LOCATED in the Heart of FLEETWOOD;

2 BLOCKS FROM THE PLANNED 160TH STREET STATION ON THE SURREY LANGLEY SKYTRAIN LINE

This community's comprehensive, transit orientated, densification strategy includes focused growth along Fraser Hwy and around the future SkyTrain stations, a high street along 160 Street, an employment district around the

166 Street Station, new parks and public spaces covering approximately 20% of the plan area, and an integrated network of pathways and cycle tracks making it easier to get around.

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Associate | Investment Sales, Leasing, & Management

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<b>TOTAL SIZE</b>	1,115 SF
<b>MONTHLY RENT (Est.)</b>	\$3,859.76/mth + GST
<b>Net Rent (psf)</b>	\$30.00/sf
<b>Additional Rent (psf)</b>	\$11.54/sf
<b>BUILDING</b>	Built 2003 / 2-Story (Retail-Office)
<b>ZONING</b>	C8 - Community Commercial Zone
<b>CONDITION</b>	Good
<b>BIKE SCORE</b>	75 / Very Bikeable

**DESCRIPTION OF LANDS**

**PID:** 018-028-691

**LEGAL:** Strata Lot 2, Section 25, Township 2, New Westminster District, Strata Plan BCS742, TOGETHER WITH an interest in Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form V

MOVE-IN READY  
September 1st, 2022

Ample Parking  
Retail & Interior Access  
Air Conditioned

STOREFRONT OFFICE  
Fully Demised Offices,  
Media/Boardroom,  
Kitchenette, Storage Room,  
& a 2-piece Washroom



501 - 889 W PENDER ST,  
VANCOUVER, BC, V6C 3B2  
(604) 899-9293

Each office independently owned and operated

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