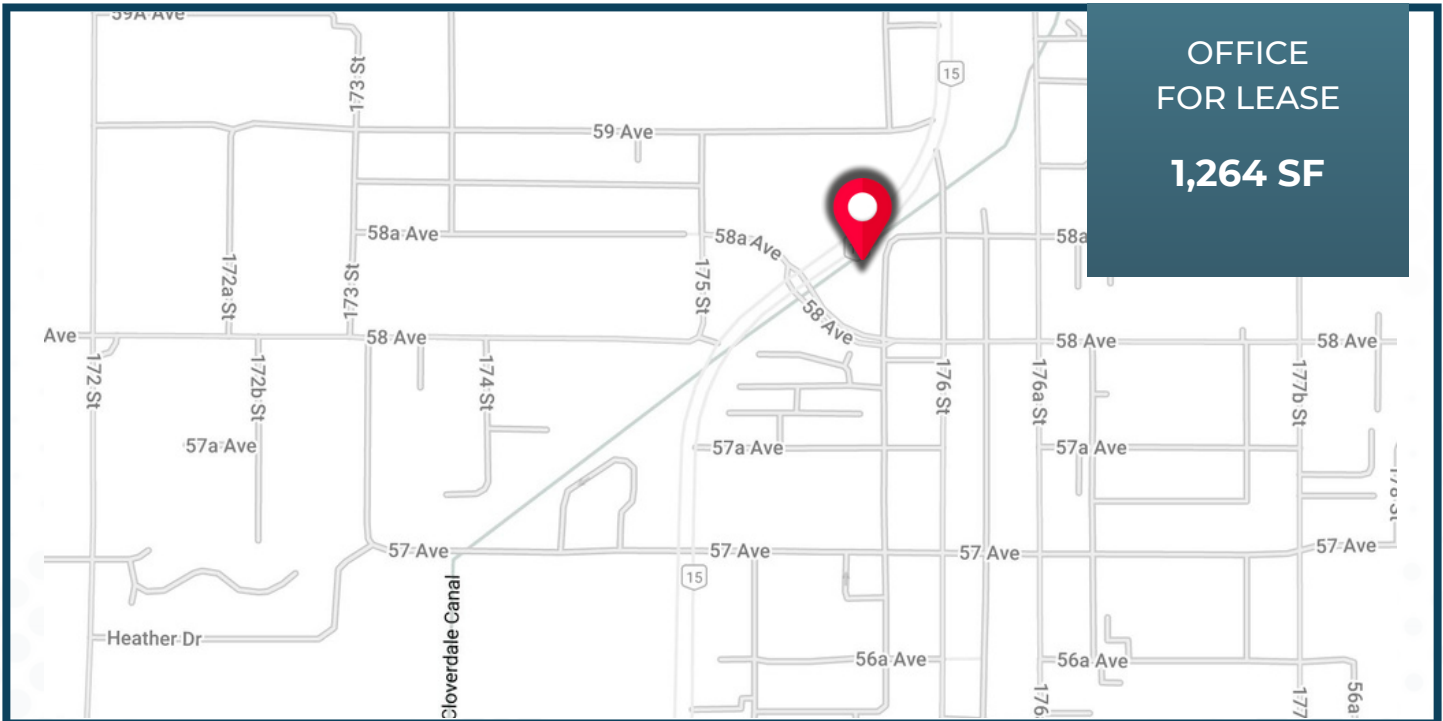


# UNIT 202 – 17565 58 Avenue

SURREY, BC, V3S 4E3



## PERFECTLY SITUATED in CLOVERDALE

### Walk, Bike or Drive

Adjacent to HWY 15 for quick access to HWY 1, HWY 10, and Fraser Highway, and designated bike trails and laneways. Or a quick stroll to the historical Town Centre.

### Exceptional Opportunity

All interior finishes are fresh and bright, with new paint, carpet, and LED light fixtures throughout. Abundant windows and natural light. Beautifully landscaped.

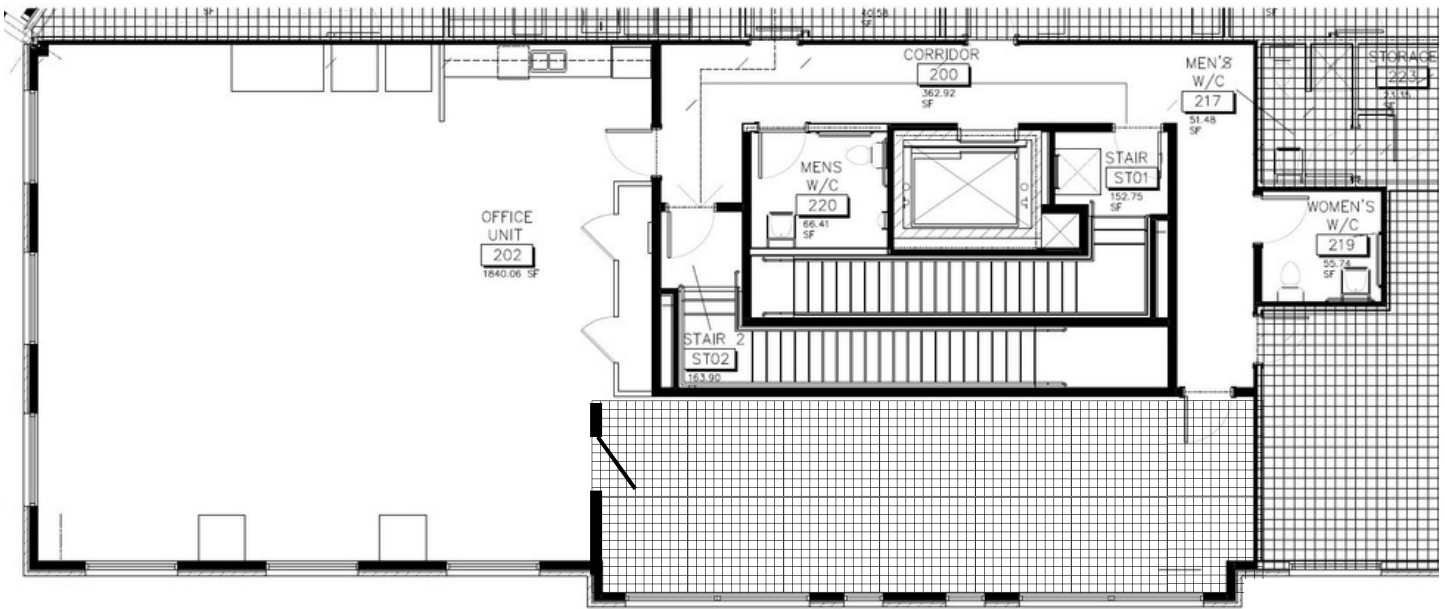
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\*PERSONAL REAL ESTATE CORPORATION

Dawn Surette, DULE RI  
Associate | Investment Sales, Leasing, & Management

604.315.9016 | dawn.surette@commercialadvantage.ca  
www.dawnsurette.ca



<b>TOTAL SIZE</b>	1,264 SF
<b>MONTHLY RENT (Est.)</b>	\$4,424.00/mth + GST
<b>Net Rent (psf)</b>	\$27.00/sf
<b>Additional Rent (psf)</b>	\$15.00/sf
<b>BUILDING</b>	Built 2020 / 2-Story (Elevator/Stairs)
<b>ZONING</b>	C8 - Community Commercial Zone
<b>CONDITION</b>	Excellent
<b>WALK/BIKE SCORE</b>	Very Walkable/Very Bikeable
<b>BIKE SCORE</b>	Very Bikeable

**DESCRIPTION OF LANDS**

PID: 031-174-353

LEGAL: STRATA LOT 2, SECTION 7, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, STRATA PLAN EPS6572, TOGETHER WITH INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**AVAILABLE IMMEDIATELY**

MODERN & BRIGHT  
Open Office  
Beautiful Finishes

Kitchenette

Air Conditioned



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VANCOUVER, BC, V6C 3B2  
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Each office independently owned and operated

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