



Unit 207/208, 5511 192nd Street Surrey, BC

Property Highlights

- ▶ **Rare dock** loading with 12' x 14' door
- ▶ Grade access with 12' x 14' bay door
- ▶ 2 Units combined to create 4,036 SF
- ▶ 2 Man doors
- ▶ 2 Bathrooms
- ▶ 2 Offices totaling 380± SF
- ▶ Mezzanine 380± SF (not included in total SF)



Ken Kiers

Personal Real Estate Corporation
604 514 6830
kkiers@naicommercial.ca

NAI Commercial
5718 Glover Road
Langley, BC V3A 4H8
+1 604 534 7974
naicommercial.ca

Location

Quasi retail exposure to 192nd Street near Highway 10.

Unit Size & Lease Rate

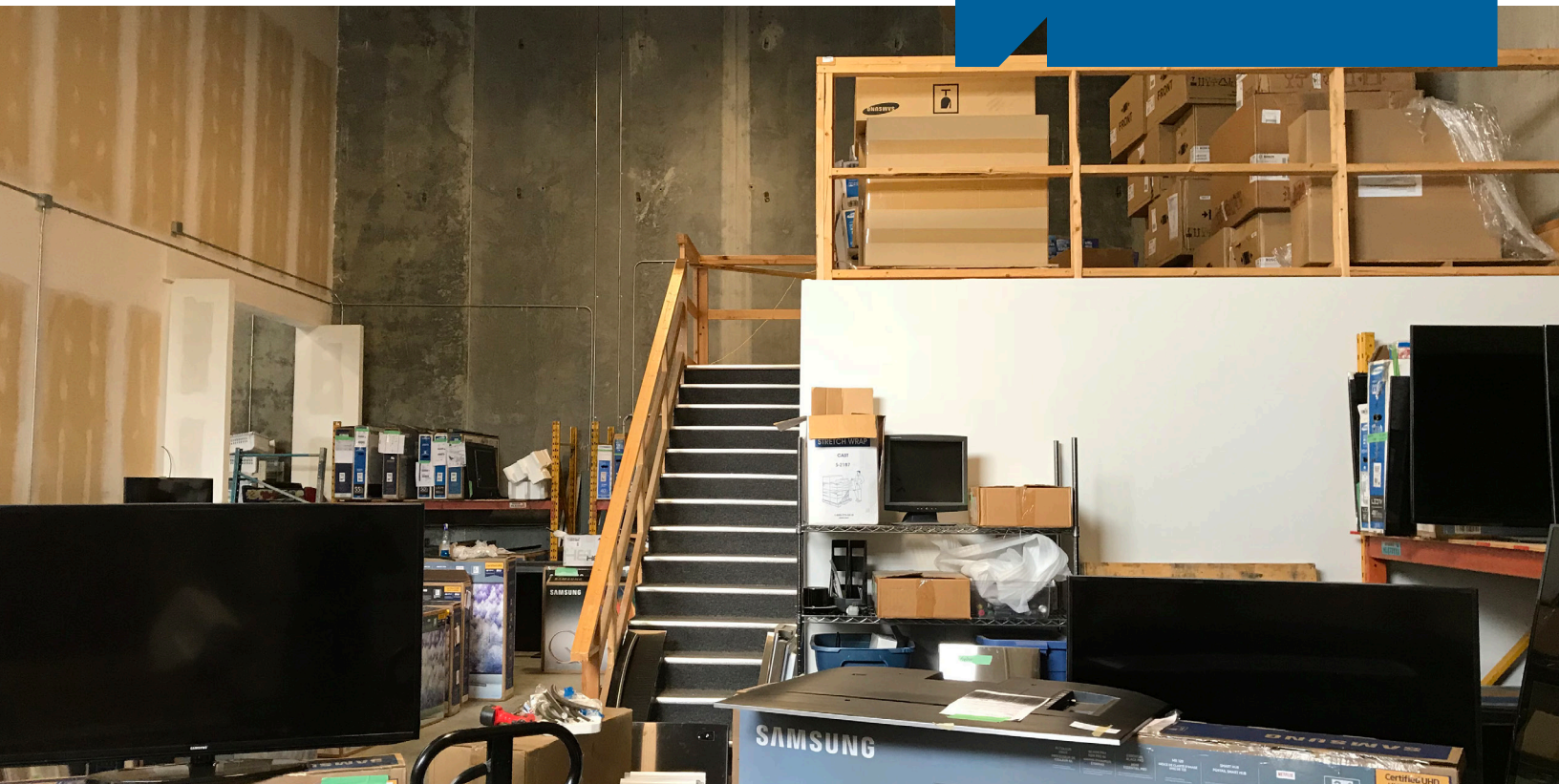
Unit #	Size	Net Rent	CAM Costs	Gross Rent/Month
207/2018	4,036 SF	\$13.00/SF	\$3.99/SF	\$5,714.30 + GST

Note: This is a sublease. Potential for new head-lease under satisfactory conditions for the Landlord.



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