


ACTIVE
C8032668

Board: F
Industrial

6 5492 PRODUCTION BOULEVARD

Cloverdale
Cloverdale BC
V3S 8P5

\$890,000 (LP)
(SP)
(LR sq. ft. p/a) 



Professionally designed and renovated unit, recently done under permit with City of Surrey. Fantastic area with great street frontage and access. 1,618 sq.ft. on the main and 815 sq.ft. on the second floor. Two parking spots in front and two spots in the back. New flooring throughout and HVAC on both floors. Main floor – has a reception area with open office space behind, 1 bathroom and full kitchen, a mix of t-bar and drywall ceilings. Warehouse has a 25' ceiling, 10'x12' grade level roll up door, a 36" man door, circulation fans, a roof top exhaust fan, gas heater and T5 fluorescent lighting. Separate entrance to second level which includes 2 offices and additional open office space, a bathroom and kitchenette, LED/fluorescent energy-efficient lighting and separate electrical panel. Many option of use-income potential while you occupy part, or invest and lease. 3 phase power 120/208V, separate sub-panel for second floor wiring. Call to view today?

P.I.D.: 023-869-160

Property Type: Industrial

Zoning/Land Use: IL

Land Sz SF/Acres: 0 / 0.00

Brochure:

Prop. Tax/Year: \$3,671.84 / 2019

Width / Depth: /

Transaction Type: For Sale

Sale Type: Asset

Virtual Tour: [VirtualTourLink](#)

Property Details

Interest In Land: Strata

Environmental Assessment Phase: None

Occupancy: Owner

Seller's Rights Reserved:

Amenities:

Site Services:

Restrictions:

Office Area Sq Ft:

Retail Area Sq Ft:

Warehouse Area Sq Ft:

Mezzanine Area Sq Ft:

Other Area Sq Ft:

Lease Details

Leased Rate Sq. Foot:

Leased Size Sq. Foot:

Lease Type:

Lease Op Cost SqFt:

Additional Rent/SF:

Lease Term (Months):

Lease Expiry Date:

Lease SubLease:

Tot. Spce Avail for Lse:

Subj. Unit Cont. Spce:

General Building Details

Subj. Space SqFt: 2,433

Width / Depth: /

Year Built: 1997

Complex Name:

of Buildings:

of Storeys:

of Loading Doors:

of Grade Doors: 1

Parking Spaces: 4

of Elevators:

Roof: Flexible Membrane

HVAC: Electric, Rooftop, Separate HVAC Units

Building Type: Commercial Mix

Construction Type: Tilt-Up

Firm: [RE/MAX Treeland Realty](#)

