

FOR SALE

MIXED USE FREESTANDING BUILDING

5724 176 Street
Surrey, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- 3,400 sf freestanding building
- Located beside historic Clova Cinema
- Surrounded by commercial amenities
- Asking price \$650,000

For more information
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CLOVERDALE

The core of old Cloverdale benefits from a strategic location within the Fraser Valley yet characterized with a small-town feel. Visitors are drawn by the antique storefronts, a variety of restaurants and unique specialty shops. Located in the heart of the Fraser Valley, Cloverdale serves as a central hub to many destinations. With the new 67,000 square foot commercial development, Brickyard Station, and the addition of the Townline Group's proposed 400 unit mixed use development on the old Safeway site, the Cloverdale area promises a blend of old style boutique shops mixed with a modern and growing community shopping centre providing an exceptional historic urban area.

AVAILABILITY

1,700 sf retail / office on main level

1,700 sf residential on second floor

3,400 sf total

ASKING PRICE

\$650,000

GROSS PROPERTY TAXES (2011)

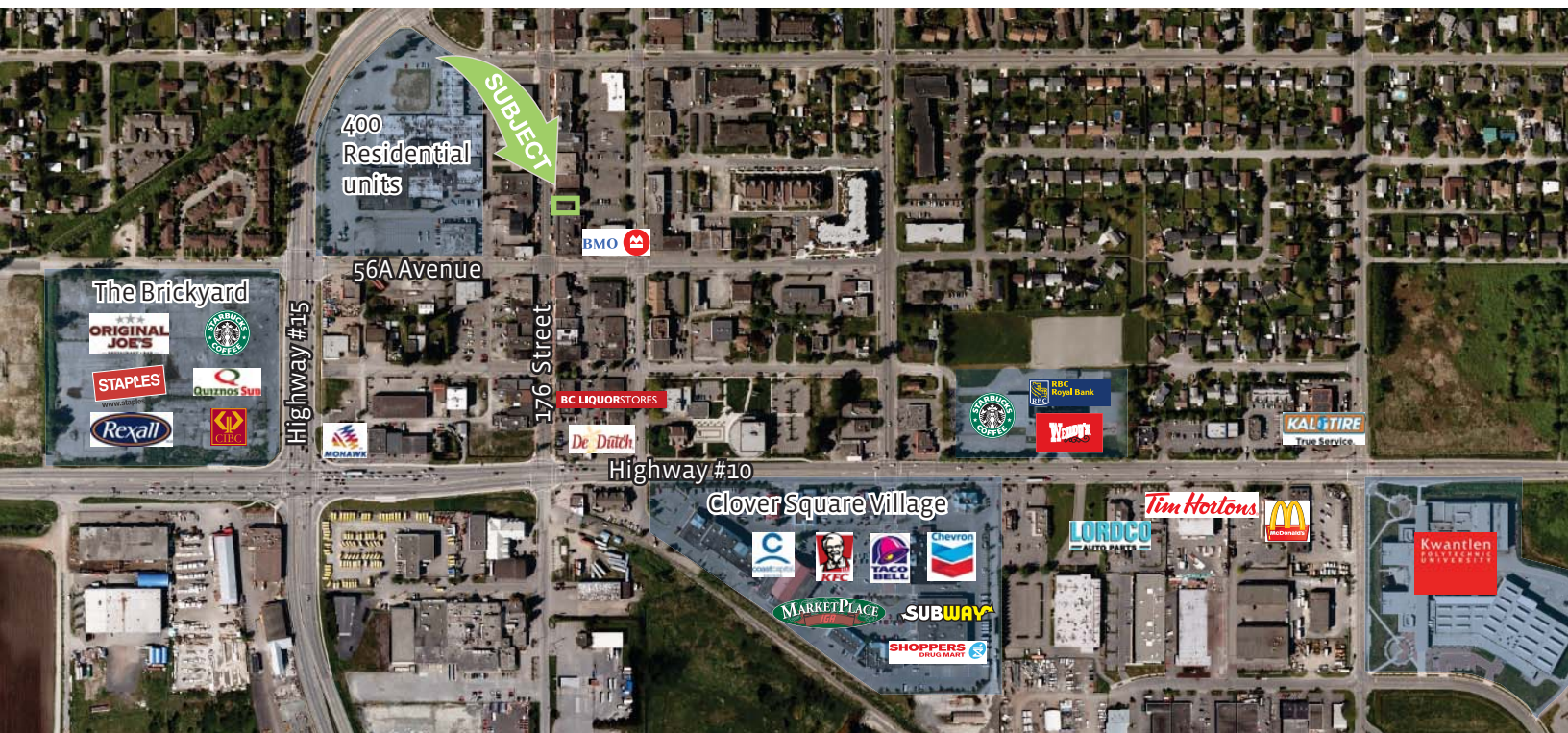
\$5,307.19

PROPERTY FEATURES

- Central location
- Next to Clova Cinema and the Vault Restaurant
- Ample parking
- Surrounding commercial amenities

ZONING

C-15 (town centre commercial zoning) allows for variety of uses including office and retail.



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