

**FOR LEASE**  
FIXTURED AND OPERATIONAL PUB/RESTAURANT  
5855 176A STREET, SURREY, BC



**PATIO**



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# FOR LEASE

## FIXTURED AND OPERATIONAL PUB/RESTAURANT

### 5855 176A STREET, SURREY, BC



## OPPORTUNITY HIGHLIGHTS

To lease a fixtured, functional pub/restaurant space with required parking. The property could be converted to various other uses such as daycare, retail, banquet hall, or offices.

## LOCATION

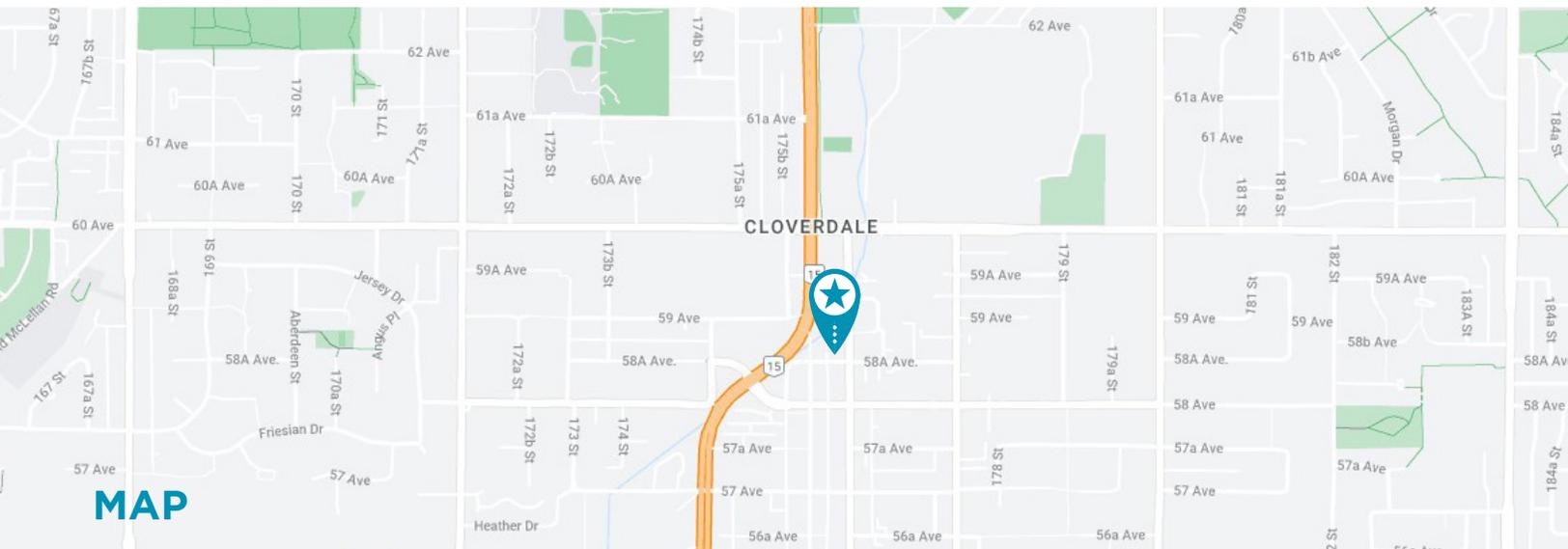
Ideally situated on the NW corner of 176A Street and 58A Street, in Downtown Cloverdale, Surrey B.C. This location is adjacent to 176 Street (Highway 15), and is five blocks from Highway 10. Cloverdale is a historic centre of Surrey, and is famous for its annual Cloverdale Rodeo. The area is populated with a mix of multi-family buildings, single family homes, and as it is in the historic Downtown Cloverdale area, a mix of retail and service providers. Cloverdale is a fast growing community within Surrey, which is the fastest growing City in B.C and the 4th fastest growing City in Canada with a growth rate of 9.7%. Surrey is expected to surpass Vancouver in population by 2030.

## LEASE TERMS

<b>Asking Basic Rent:</b>	\$35 per SF
<b>Estimate Additional Rent:</b>	\$13 per SF
<b>Term:</b>	10 - 15 Years
<b>Options:</b>	Available with demo clause
<b>Size:</b>	±6,710 SF

## LICENSE DETAILS

Pub License has expired and will need to be re-applied for. Zoning and parking all conform to pub, restaurant and assembly. There is an adjacent vacant lot that could potentially be an outdoor play area for daycare.



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