

FOR SALE
UNIT 120
19055 34A AVENUE
SURREY, BC



3,495 SF OF FIRST CLASS PRODUCTION & OFFICE SPACES



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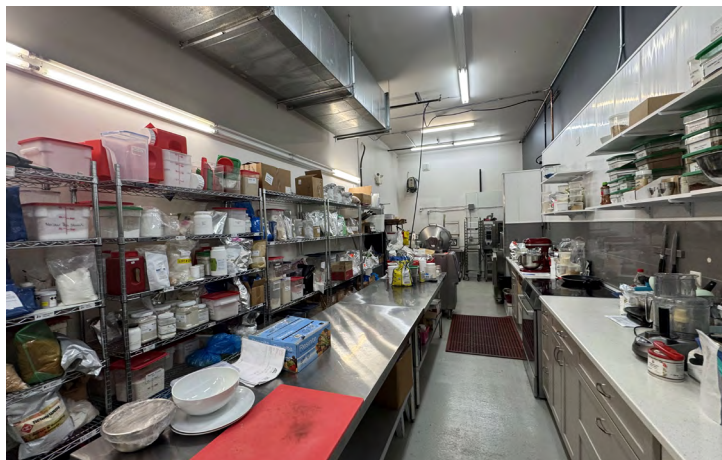
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LOCATION

Campbell Heights North Business Centre is located on 34A Avenue between 190th Street and 191st Street, just west of 192nd Street in the Campbell Heights North Business Park in South Surrey. Campbell Heights is well known as one of the most successful and well planned out business parks in the Lower Mainland. Campbell Heights' central location provides easy access to Highway 99, Highway 91, Highway 15, Highway 10, and Highway 1. In addition, the US border crossing is only minutes away.

ZONING

CD (Comprehensive Development) Campbell Heights North Business Centre's unique CD zoning allows for a wide range of industrial, commercial, and office uses allowing ultimate flexibility in strata ownership. Designed and built by Teck Construction, Campbell Heights North Business Centre sets a new standard in strata development.

AVAILABLE AREA

Main Floor Office/Production	1,335 SF
Warehouse	825 SF
Main Floor Area	2,160 SF
Second Floor Area	1,335 SF
Total Available Area	3,495 SF

SALE PRICE

\$1,950,000

AVAILABILITY

With 30 days notice to the existing tenant

BUILDING FEATURES

- Quality insulated concrete tilt-up construction designed & built by Teck Construction
- 22' clear ceiling height in warehouse
- One (1) 12' x 14' insulated rear grade loading door
- 3-phase 60 Amp/600 Volt stepped down with a 30 KVA transformer to 120/208 Volts
- Fully sprinklered NFPA13 Class I to IV storage to 20' on open racks non encapsulated
- T-5 fluorescent lighting
- Three (3) designated parking stalls
- HVAC system in offices
- Second floor office area includes boardroom and four (4) private offices, as well as an open office area
- Three (3) washrooms
- Kitchenette counter with sink on second floor
- Full kitchen with dishwasher on main level
- 2-hour fire rated production room with floor drains & air-exchange system

PROPERTY TAXES (2026)

\$14,004.04

STRATA FEES

Approximately \$365.35 per month, plus tax

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