

FOR SALE



5641 176A Street
CLOVERDALE, BC

Remarks

- Single-storey, single-tenant investment property
- Government sponsored tenant for last 8 years
- 6% capitalization rate

Location

- Just north of No. 10 Hwy.
- Across from public library



Evan Brett

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Improvements

- 3,000 sq. ft. building (50 ft. x 60 ft.)
- Constructed by Surrey Credit Union in 1969
 - Vault is now a storage room
- Air-conditioned
- Tar & gravel roof
- Reception area, 6 offices, boardroom, kitchenette, 2 storage rooms, his & her washrooms



Central Work Area



Board Room

Parking

- 9 stalls off rear lane
- Public parking alongside

Land

- 50 ft. x 135 ft. lot (6,750 sq. ft.)

Zoning

- C-15 office/retail

Lease

- \$3000 p.m. net (\$12.00 p.s.f.)
- Tenant pays Common Costs of \$2.80 p.s.f.
- Current lease to Aug. 31, 2012
- Rate increases to \$13.00 p.s.f. upon exercising option to renew

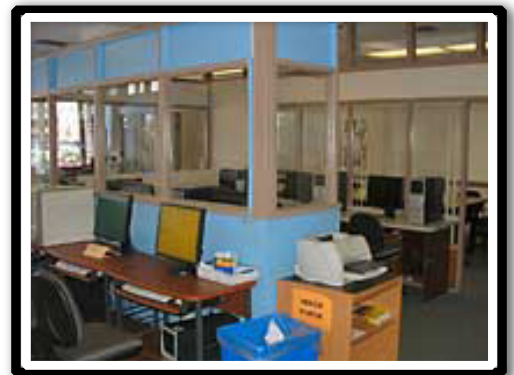
Price

- \$599,000

Remarks

- Tenant is AWARE, a government-sponsored employment office
- Lease has a clause that allows tenants to give landlord notice in the event that the government ceases funding.

For further information, please call...



Center Office

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