



# HIGH EXPOSURE INDUSTRIAL/OFFICE SPACE



Prime location



Business Ready



102 12975 84 Ave, Surrey



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# OPPORTUNITY

Discover a move-in-ready commercial space tailored for owner-users. This approximately 2,500 sq.ft. two-level unit offers outstanding exposure in a high-traffic Surrey location, making it ideal for light industrial, warehouse, or office use under IL zoning. With a functional, flexible layout, excellent visibility, and ample onsite parking, this is a rare opportunity to own a hassle-free space designed for business growth. Bring your ideas—this unit is ready to work for you.

## SALIENT DETAILS

PRICE:	\$1,449,900
ADDRESS:	102 12975 84 Ave, Surrey
PID:	018-329-781
Total Area:	2,495 Sq.Ft
Zoning, IL:	Light Impact Industrial Zone
Year Built:	1993
Strata Fees:	\$363.21
Taxes:	\$7,548.50
Ceiling Height :	9 Feet
Parking:	3 assigned spots and ample street parking

**LEGAL:** STRATA LOT 2, SECTION 29, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, STRATA PLAN LMS949, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.



# HIGHLIGHTS

**Ceiling Height:**  
9' ceiling height for better airflow, storage, and a more open workspace.

**Parking:**  
Includes 3 assigned parking stalls with ample additional street parking —ideal for staff, customers, and delivery vehicles.

**Power (electricity):**  
Fully serviced with 3 phase power—ready for immediate use.

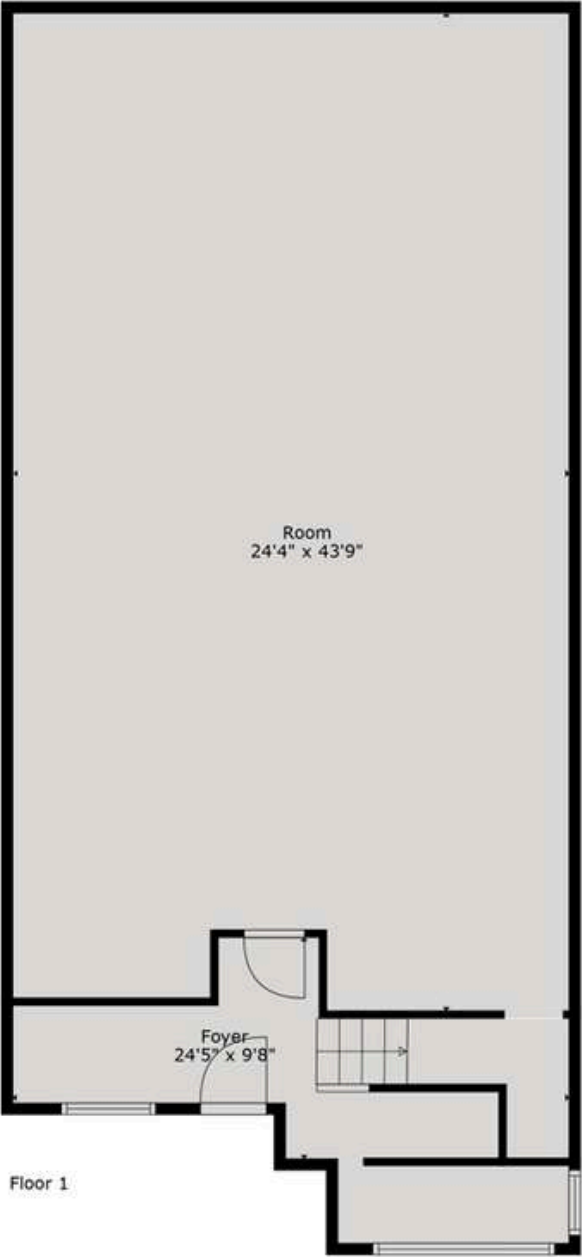
**Location**  
Prominently located along a busy commercial corridor, this unit offers excellent visibility to passing traffic





# FLOOR PLANS

## Floor 1



## Floor 2

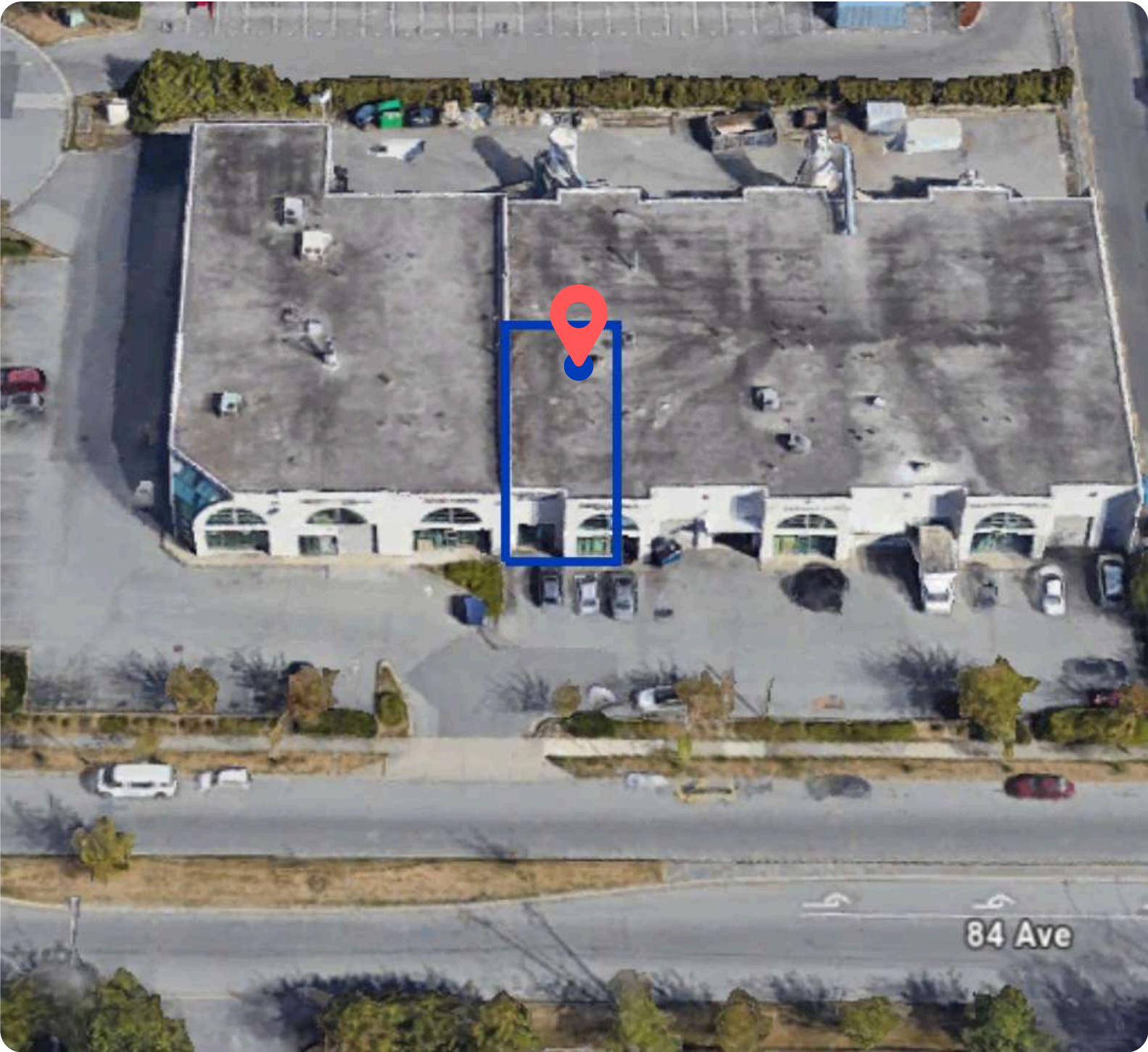


**TOTAL:2,495 sq. ft**

FLOOR 1: 1,233 sq. ft, FLOOR 2: 1,262 sq. ft

# LOCATION

Unit 102 – 12975 84 Ave is situated in the heart of Surrey’s sought-after Newton industrial district. Just minutes from King George Blvd with easy access to Highways 91, 99, and the U.S. border, this location offers excellent connectivity for distribution, trade, or service-based businesses. The IL zoning supports a range of light industrial uses, and the unit is surrounded by complementary businesses like auto services, cabinet shops, and finish trades. With high visibility, ample parking, and move-in-ready functionality, this is a standout opportunity for owner-users or growing operations.







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