



FOR SALE RETAIL OPPORTUNITY

- CIVIC ADDRESS:** 13774 – 13790 104TH Avenue, Surrey, BC
13740 – 13760 104th Avenue, Surrey, BC
13777 – 103rd Avenue, Surrey, BC
- LOCATION:** The Retail Plaza is located in central Whalley fronting a major traffic East/West traffic connector. The properties are located within 200 feet of the Whalley ring road and within one block of King George Highway. The location enjoys a high exposure to large traffic count and a convenient location for shoppers.
- SITE:** Approximately 4 acres. Rectangular in shape with all city services to lot line.
- ZONING:** C-8 – community commercial zoning. Intent of this zoning is to provide and regulate shopping centres. Current FAR (floor area ratio) is .8. Potential development of this site would be approximately 139,392 square feet. Planners have indicated a likely re-zone to C-15 with a FAR of 1.5. A re-zone to C15 would increase development potential to 261,300 square feet.
- IMPROVEMENTS:** Current improvements consist of 3 buildings. Two buildings fronting 104th Avenue are single storey retail plazas and the third building, fronting 103rd Avenue is office/retail. All three buildings are interconnected by roadways and surface parking.
- BUILDING 1:** 13774 – 13790 104th Avenue is known as Plaza 104 and consists of 10 retail tenants with surface parking. Net rentable area is 16,671 square feet.
- BUILDING 2:** 13740 – 13760 104th Avenue consists of six retail tenants and offers a net rentable area of 6025 square feet.
- BUILDING 3:** 13777 103RD Avenue consists of 4 tenants with a mixture of retail, office and storage. This building has a net rentable area of 21,587 square feet.
- NOTE:** Total development on entire site 44,283 square feet vastly under the allowable on a C-8 site or a re-zone to C-15.

FINANCIAL: Actual net operating income for year ending December 31, 2005 was \$473,000.00. Proforma 2006 income is \$500,000.00.

TITLE: All 3 properties enjoy separate legal title but all must be sold as a package.

OPPORTUNITY:

- A. To purchase and hold a prime development property generating stable income.
- B. To purchase and phase a redevelopment while enjoying income during the development.
- C. To purchase and re-zone to C-15 and achieve double the existing density and create a value-added opportunity.

ASKING PRICE: \$8,750,000 Million

For Further Information

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