



**5,000 Square Foot Office/Retail Building
Surrey, BC**

**Call
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David Goodman
604 736 5611**

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Summary

ADDRESS:	10351 150 th Street, Surrey, BC
LEGAL DESCRIPTION:	Lot 10 Except Parcel B (Bylaw Plan 68130) Section 29 Block 5 North Range 1 West New Westminster District Plan 14627 Parcel Identifier: 000-648-639
LOCATION:	The property is located on the west side of 150 th Street and across from Guilford Shopping Centre approximately 200 feet south of 104 th Avenue in North Surrey.
SITE AREA:	70.4 feet frontage x 116.8 feet depth for a total site area of 8,231 square feet (approximate).
IMPROVEMENTS:	The property is improved with a two storey concrete block and wood frame office building with 15 surface parking stalls. The building is fully air conditioned and provides 4,988 square feet of net rentable space. 2008 upgrades include complete 2 nd floor renovation including hardwood floors, cabinets and washrooms and exterior siding, awnings and signage.
ZONING:	C-35 Downtown Commercial Zone is intended to accommodate and regulate the development of comprehensive commercial projects to a 3.5 FSR (see enclosed bylaws).
NET INCOME:	\$105,132.00
TERMS:	All Cash for Clear Title
PRICE:	\$1,795,000.00
CAP RATE:	5.85%



10351 150th Street, Surrey, BC Rent Roll

Tenants	Suite	Area (sq ft)	\$/Sq Ft	Rent \$/P.A.	CAM	Lease Start	Lease Expire	Option
Dr. Emelia Galos	102	1,570	\$23.00	\$36,110.00	\$8.50/sq ft	01-Aug-06	31-Jul-11	3 years
Goldhand Tailors	104	826	\$23.00	\$18,998.00	\$8.50/sq ft	01-Apr-05	31-Aug-08	
Elite Education Consultants	2 nd Floor	2,592	\$16.90 *	\$43,804.00	\$7.75/sq ft	01-Apr-08	31-Mar-13	3 years
		4,988		\$98,912.00	(estimated)			

* Blended

Annual Income

Rent	\$ 98,912
Sign Rental (\$15/per mo. each)	\$ 720
Management Fees	<u>\$ 5,500</u>
Total	\$ 105,132

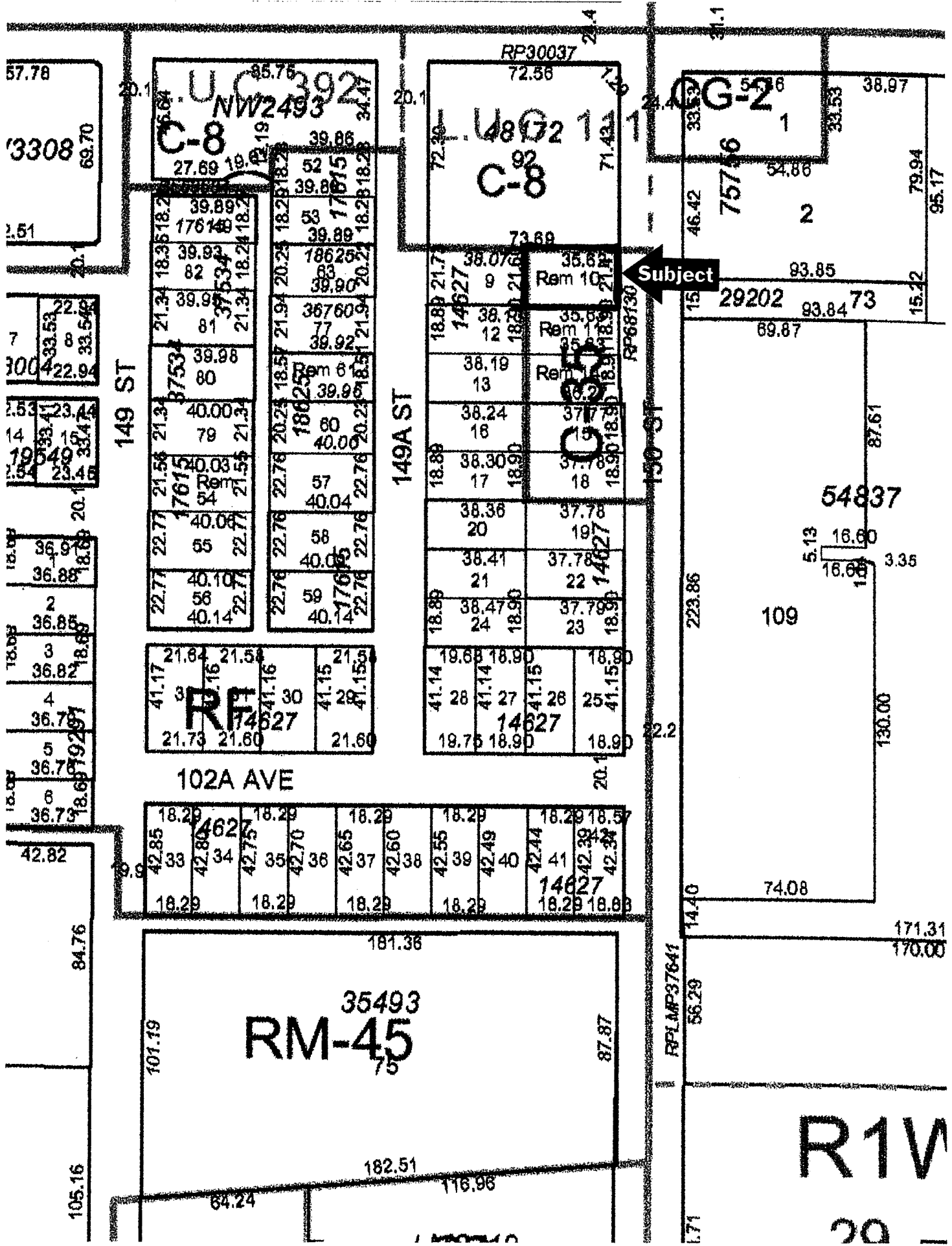
Expenses (2007)

Property Tax	\$ 15,536	
Insurance	\$ 2,550	
Utilities (House)	\$ 1,425	
Waste Disposal	\$ 3,540	
Repair/Maintenance	\$ 5,584	
Management Fees	<u>\$ 5,500</u>	
Total	\$ 34,135	(\$6.84 per sq. ft.)



10351 150th Street, Surrey, BC





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42.85 33 42.85 34 42.75 35 42.70 36 42.65 37 42.60 38 42.55 39 42.49 40 42.44 41 42.39 42 42.34
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38.30 17 18.90 37.78
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21 22 14627
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19.75 18.90 14627 18.90

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Subject

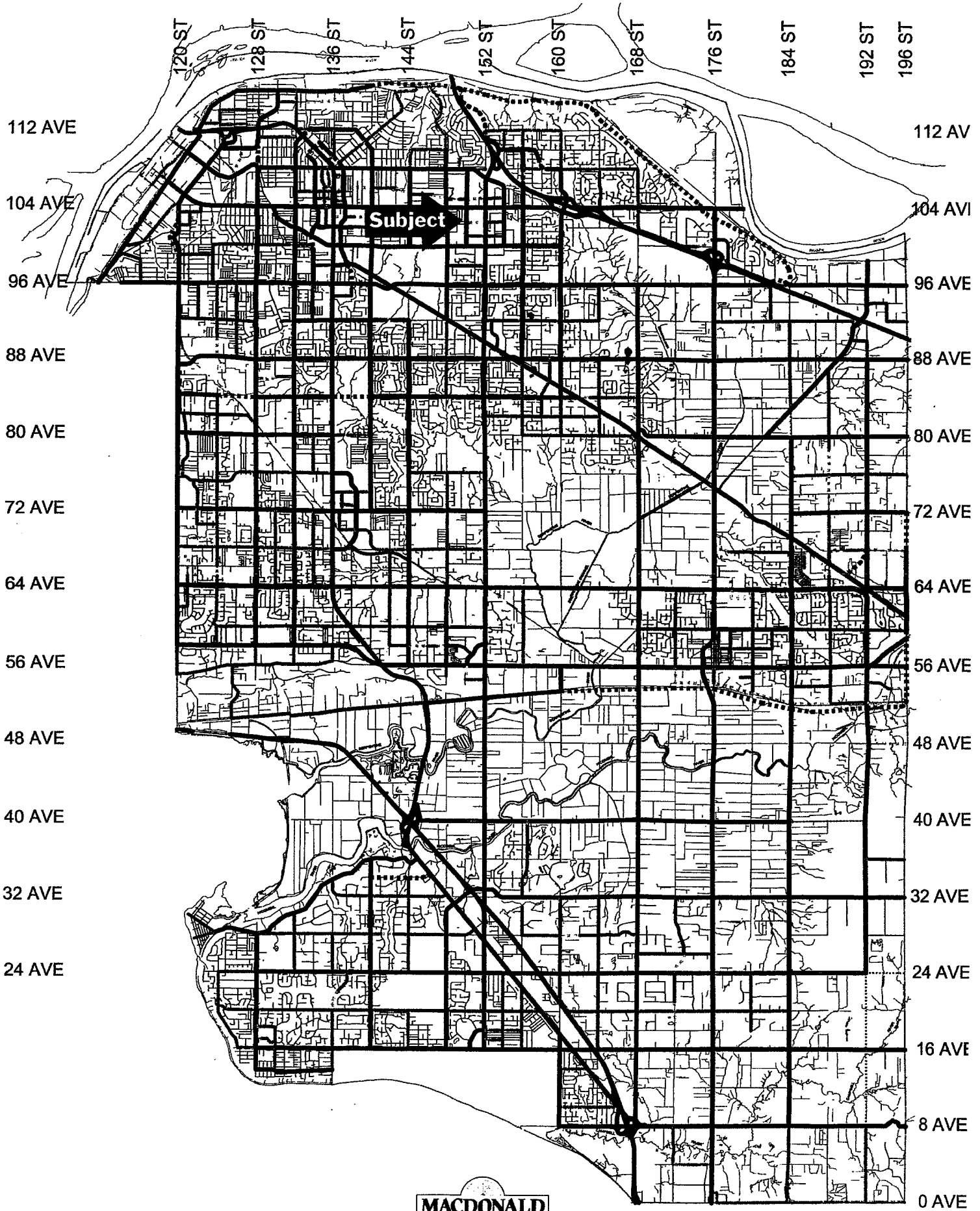
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150 ST

149 ST

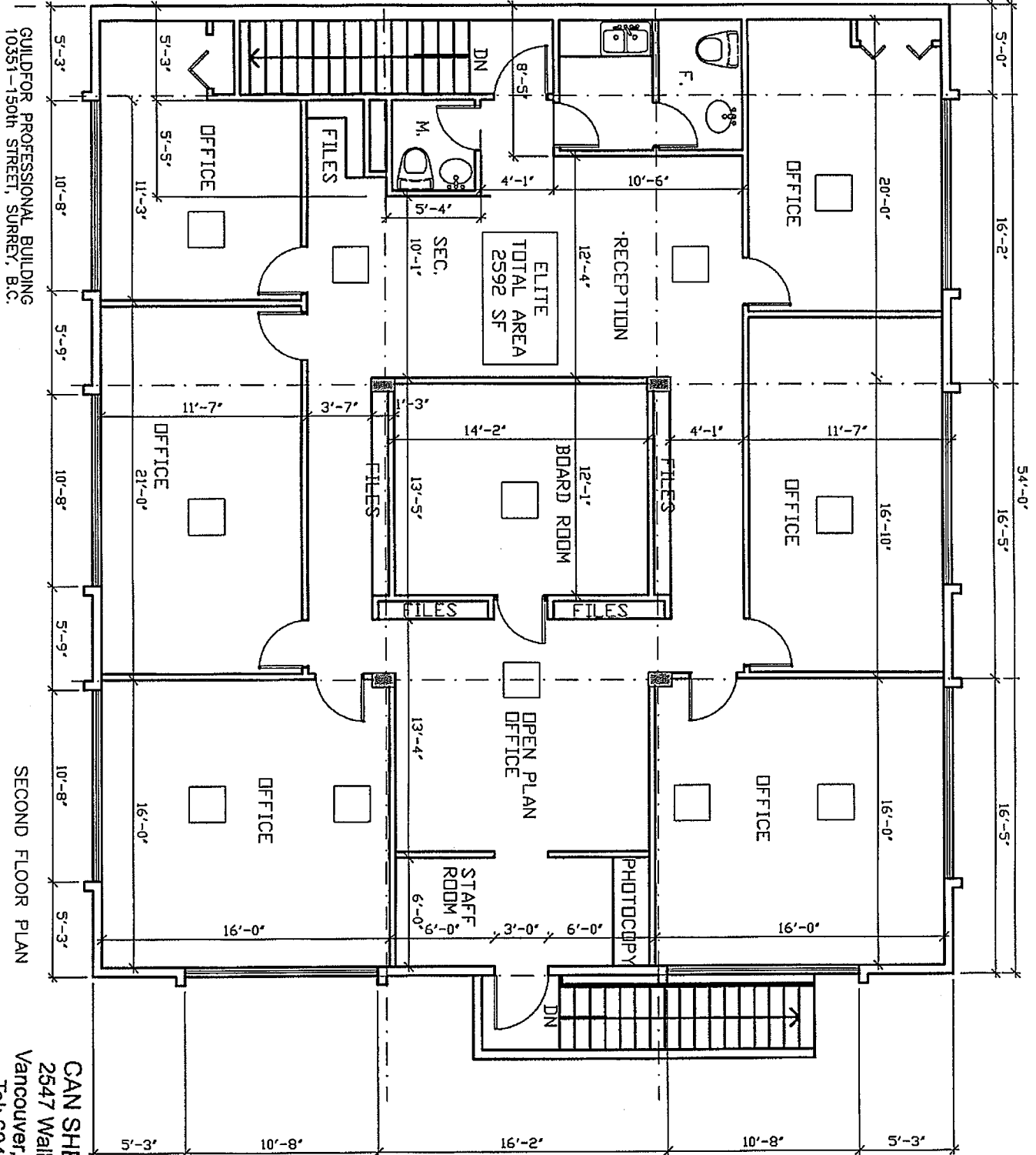
149A ST

102A AVE



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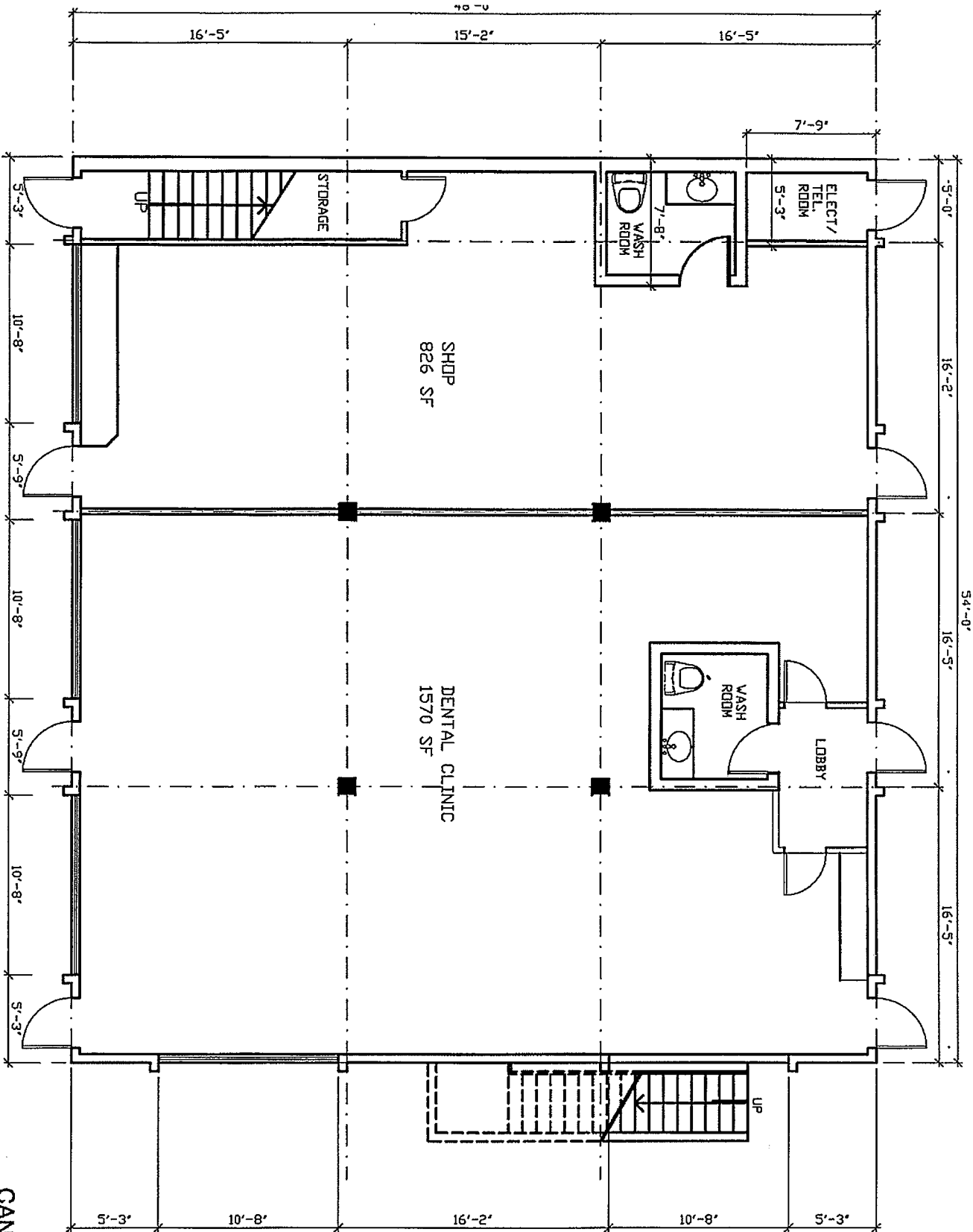
Member of:
CORFAC 1976, 1980, 1982, 1984



GUILD FOR PROFESSIONAL BUILDING
 10351-150th STREET, SURREY, B.C.

SECOND FLOOR PLAN

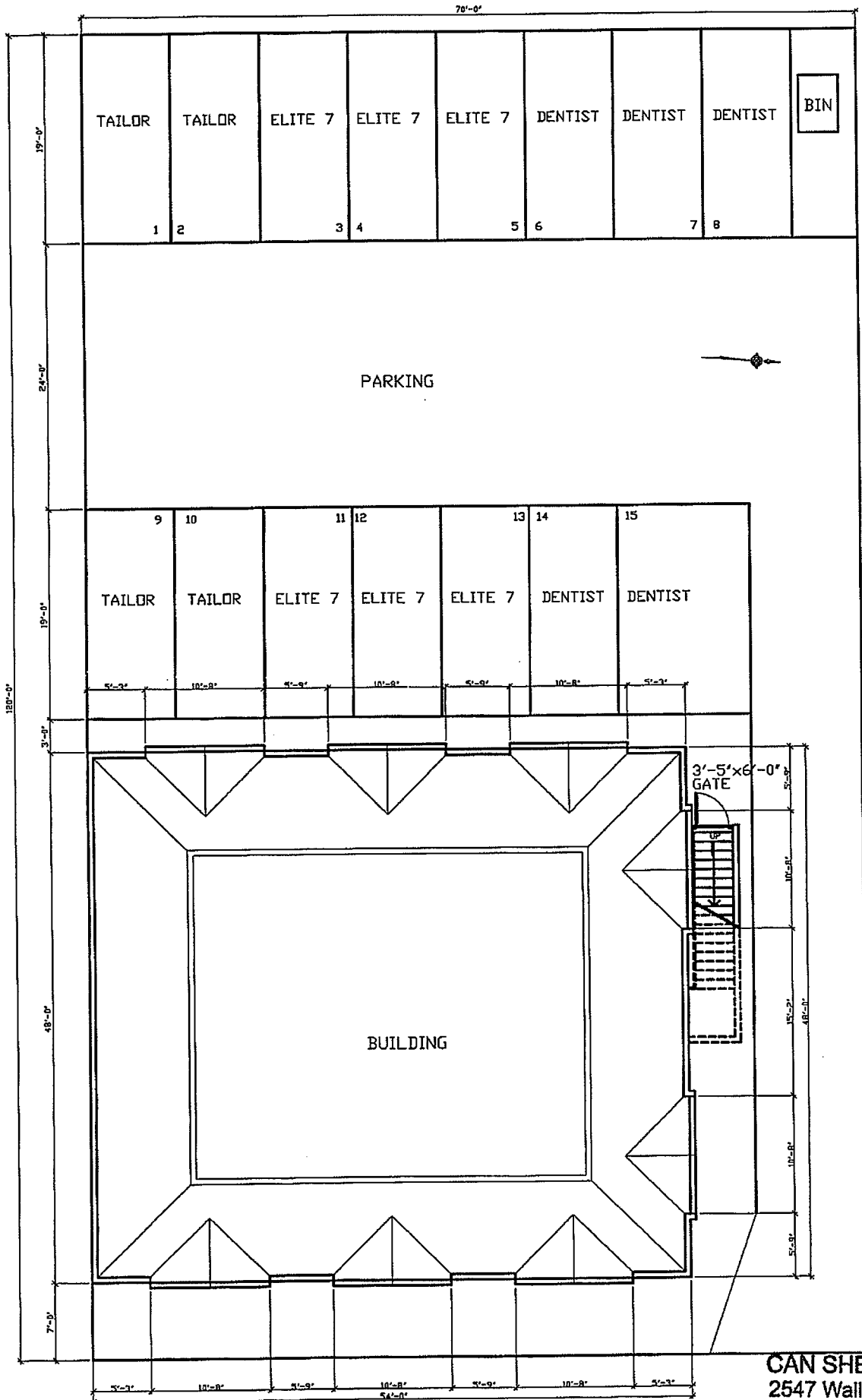
CAN SHELTER INC.
 2547 Wallace Crescent
 Vancouver, BC V6R 3V3
 Tel: 604-222-0090



GUILDFORD PROFESSIONAL BUILDING
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FIRST FLOOR PLAN

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GUILDFORD PROFESSIONAL BUILDING
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SITE PLAN

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