

# COMMERCIAL BUILDING FOR SALE



## LOCATION

The property is located at the adjacent intersection of 120<sup>th</sup> St (Scott Road) and 72<sup>nd</sup> Ave, situated in the Newton District of Surrey, BC.

The area is interested by transit routes, highway access, several major chain stores, and is along the border between Surrey and Delta, which makes this the heaviest traffic area on 120<sup>th</sup> St (Scott Road).

The Satnam Plaza includes a pharmacy, food store, professional offices, major box stores and a world-class gym.



## Marketed By:

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Royal LePage Westside



**7130 120<sup>th</sup> Street, Surrey**

## PROPERTY SUMMARY

<b>Location:</b>	Adjacent to the SE corner of 120 <sup>TH</sup> and 72 <sup>ND</sup> Surrey
<b>Civic Address:</b>	7130 120TH Street Surrey, B.C
<b>Zoning:</b>	C-D Comprehensive Development
<b>Actual Use:</b>	Commercial retail building
<b>Lot Size:</b>	73,304sq.ft. (1.683 acres)
<b>Building:</b>	6-7 years old 2 story concrete. Total 32,000sq.ft. floor
<b>Parking:</b>	85 stalls
<b>Property Tax:</b>	\$57,849.62 (2007)
<b>Tenants:</b>	7 tenants (total 11 units)
<b>Net Income:</b>	\$470,000 in the year 2008 and it will go up every year
<b>Note:</b>	<u>All units are stratified and ready to sell each unit individually</u>

**Selling Price: \$6,950,000**

**Capitalization: Over 6% on selling price**