

2570 King George Blvd, South Surrey

13,380 SF High Exposure Retail Building

FOR SALE

momentum



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OPPORTUNITY

Rare chance to secure one of South Surrey's most visible and versatile commercial assets with future redevelopment potential.

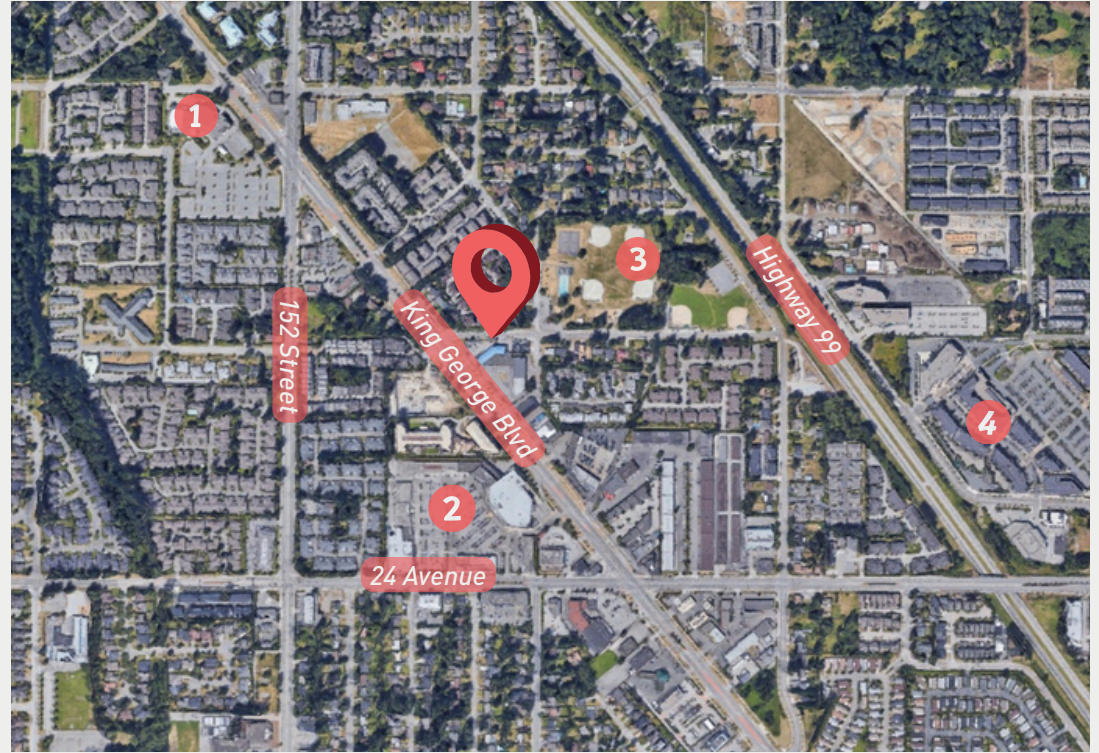
13,380 SF of meticulously maintained commercial space on 0.58 acres with premium exposure along King George Blvd - one of Metro Vancouver's most travelled corridors.

- Income in Place + Future Potential – Multi-tenant asset with stable cash flow and built-in upside.
- Irreplaceable Location – Premier exposure along one of Metro Vancouver's busiest commercial corridors.
- High Traffic & Visibility – Over 26,000 vehicles pass daily.
- Zoning Flexibility – CHI zoning supports a wide range of commercial uses.
- Strategic Growth Area – Minutes from Hwy 99, U.S. border, and key retail hubs.
- Affluent Demographics – Avg. household income exceeds \$130,000 within 5 km.
- Redevelop at 2.0 FAR = 50,634 SF buildable

This property offers strong holding income, a small vacancy ready to lease for a quick NOI boost, and future redevelopment potential with room for greater site coverage.

Perfect for investors seeking immediate returns, or automotive owner-users looking for a location with unmatched exposure, access, and growth potential.

LOCATION



- 1 Tribeca Plaza
- 2 Peninsula Village
- 3 Sunnyside Park
- 4 The Shops at Morgan Crossing

 **Watch the video to see why this property stands out.**

HIGHLIGHTS



Flexible Zoning



High Exposure Location
Along King George Blvd



Over 750,000 Vehicles per
Month



Prominent Signage



Strong Holding Income

SALIENT DETAILS

| | |
|------------------|---|
| ADDRESS | 2570 King George Blvd Surrey, BC |
| PID | 013-140-558 |
| BUILDING AREA | 13,380 SF |
| SITE AREA | 25,317 SF (0.58 AC) |
| ZONING | CHI Commercial Highway <u>Access CHI Zoning Bylaw</u> |
| NOI (2025) | Contact Listing Agents |
| CAP RATE | Contact Listing Agents |
| ASKING PRICE | \$9,900,000 |
| SALE TYPE | Share Sale Option |
| OCF | COMMERCIAL |
| BUILDABLE | 2.0 FAR |

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CONTACT US FOR MORE INFORMATION

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