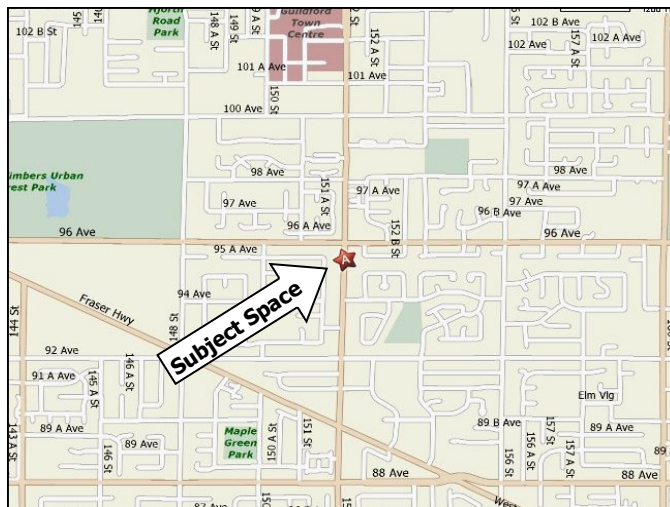





**JIM & STEPHEN
GAMMER**
 COMMERCIAL & INDUSTRIAL REAL ESTATE



FOR SALE- ~~\$359,000~~ \$345,000
or For Lease ~~\$10.50/SF~~ \$9.00/SF
#113-9547 152 Street, Surrey



Features:

Rare Guildford warehouse for sale or lease on the corner of 152 Street and 96th Avenue. 2,000 SF includes: 340 SF improved office, ample parking, 1 front load grade level O/H bay door, wide profile: 40' x 50'.

Zoning: C-8

Availability: Immediate

Lease Terms:

Unit	Size	Basic Rent	Add'l Rent	Monthly	Inc. GST
#113	2,000	\$9.00	\$3.37	\$2,061.67	\$2,164.75

Population:

	1996	2001	2004	2006	2011
Surrey	304,000	347,800	378,000	400,000	450,000
Guildford	44,100	49,300	52,500	54,000	56,000

* for more information please visit www.gammer.ca



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E & O: Although this information has been received from sources deemed to be reliable, we assume no responsibility for it's accuracy, and Without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.