

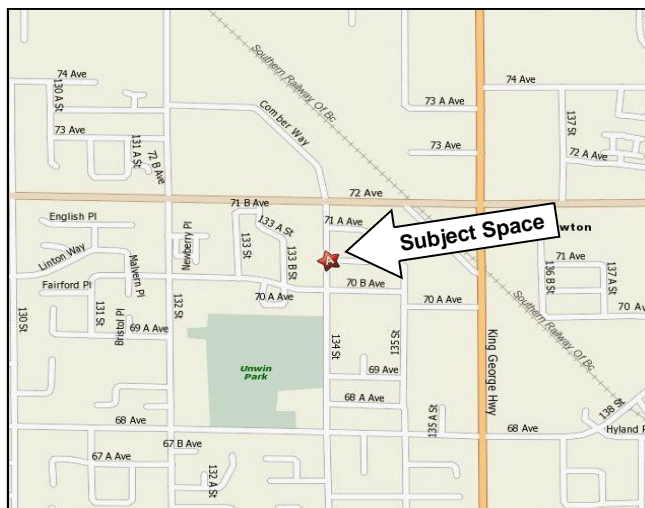


**JIM & STEPHEN
GAMMER**
COMMERCIAL & INDUSTRIAL REAL ESTATE



FOR SALE - \$1,175,380

13401 71A Ave, Surrey CAP Rate 8.06%



Features:

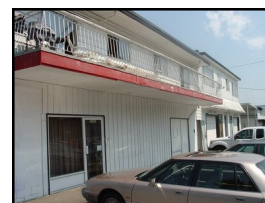
Great investment for a User/Investor. 13,828 SF Two Storey Building 6,651 SF CHI ground floor and 7 residential suites totaling 7,177 SF second floor. All within 2 separate SXS buildings on a corner lot with good parking.

Availability: Immediate

Zoning: CHI

Built: OT

Lot: 98 x 119



For more information please visit www.gammer.ca



JIM GAMMER
© 604-644-1913



STEPHEN GAMMER
© 604-781-5353



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