

CBRE

FOR SALE



9635

137 STREET

SURREY, BC

NEWLY BUILT

FULLY LEASED

MEDICAL BUILDING

CONTACT

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KEY HIGHLIGHTS

The subject property is located in the new Health & Technology District in Surrey City Centre, across from Surrey Memorial Hospital and BC Cancer Agency.

A free standing 3 level building with approximately 5,600 sqft. of leaseable space. 8 parking stalls dedicated at the rear of the building exclusively for customers/patients and an full service elevator.

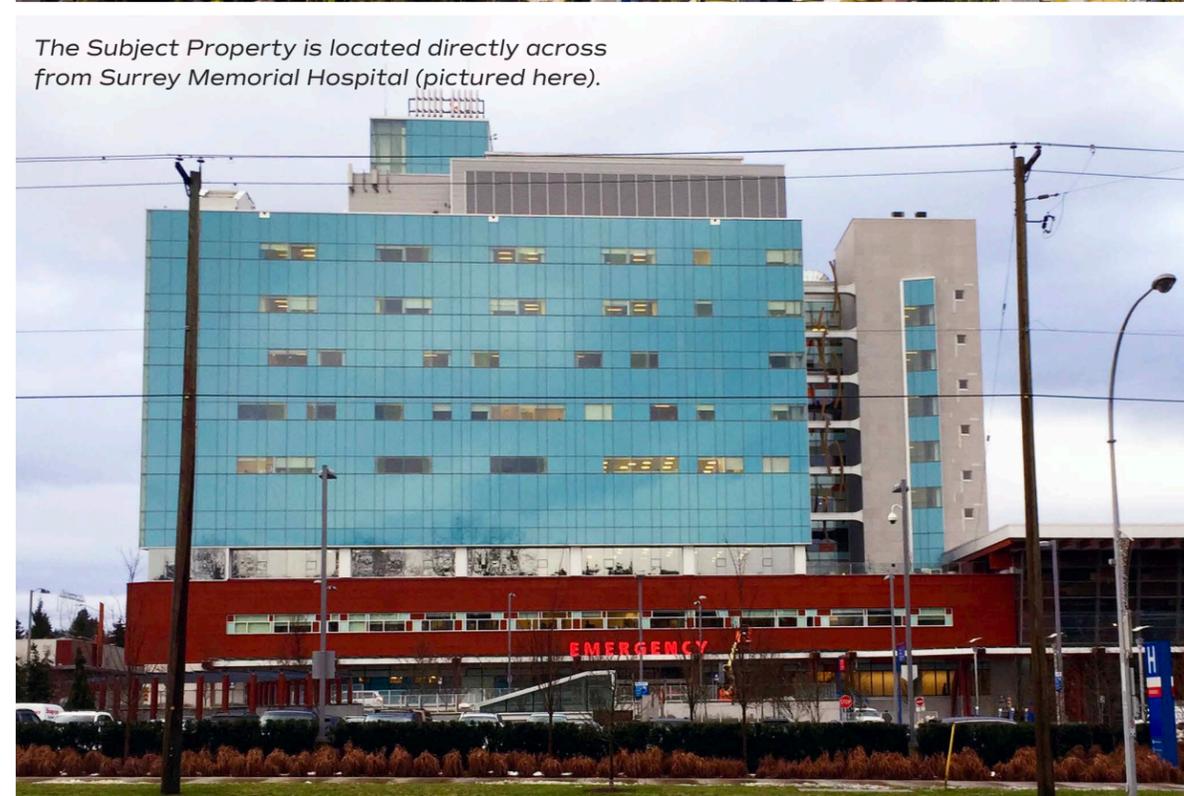
Less than a ten minute walk to King George Skytrain Station the building is located directly across the street from the 450,000 sqft. CC1 medical and professional three phase development. CC1 was completed in 2014 and is compromised of 180,000 sqft. Over 11 storeys of office space and ground floor retail.

TENANT HIGHLIGHTS

- ◆ The Tenant known as CBI Health Group is the largest provider of community healthcare services in Canada.
- ◆ Offering physiotherapy, occupational therapy, exercise and behavioural therapies, as well as physician, chiropractic, vocational, nursing, speech, massage and home health services.
- ◆ Over 20 locations across Canada.
- ◆ More information can be found at www.cbi.ca
- ◆ Signed to a 10 year term with escalating net rents. The Lease is fully triple net with the tenant paying all operating expenses.



The Subject Property is located directly across from Surrey Memorial Hospital (pictured here).



PROPERTY DETAILS

CIVIC ADDRESS:	9635 137TH STREET, SURREY, B.C.
PID:	009-708-197
LOT SIZE:	7,200 SQ. FT.
BUILDING SIZE:	5,600 SQ. FT.
PROPERTY TAXES:	\$25,913.96 (EST 2018)
LEASE TERM	10 YEARS WITH 1X5 YEAR OPTION TO RENEW
ADDITIONAL RENT:	\$9.00 PER SQ. FT.
NET OPERATING INCOME:	\$132,111.96 (YEARS 1-3) \$134,400.00 (YEARS 3-6) \$140,000.04 (YEARS 6-9) \$145,599.96 (YEAR 10)
ASKING PRICE:	\$3,500,000
CAP RATE:	3.77%



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FOR MORE INFORMATION VISIT: [MULTIFAMILYBC.CBREVANCOUVER.COM](https://multifamilybc.cbrevancouver.com)