

SALE/LEASE/BUILD TO SUIT | BLAINE WA

70% LESS THAN GVRD INDUSTRIAL LAND PRICES



- 15,000 SF - 1,000,000 SF Buildable; 3.98 to 74 Acre Site Available - Build Ready!
- 300,000 SF Contiguous Single Site, Full Exposure to Highway I-5 and SR-543
- \$230,000 to \$280,000 USD per Acre; \$6.00 - \$7.00 / SF Lease Rate on New Build to Suit
- Binding Site Plan, Traffic Study, Wetland Mitigation, Army Corps & DOE Approved
- Uses: Tech Campus, Office/Medical, Retail, Manufacturing, Distribution, Warehousing, Cold Storage, Free Trade Zone

[EUGEN KLEIN, RAMAN BAYANZADEH, DEAN THOMAS]

\$900,000 - 12,900,000 USD



INDUSTRIAL LAND FOR SALE SURREY, B.C.



- Easy Accessibility
- Lot Size: 7259 SF (Flat Land)
- Zoning: IL (Multiple Use)
- Price Expected: \$540,000

[SUMIR CHAUHAN]

RETAIL STRATA FOR LEASE NORTH VANCOUVER BC



- High Traffic Lonsdale Exposure
- 890 SF on Lower Lonsdale near W 3rd
- Fully Improved with Washroom

[RAMAN BAYANZADEH, POURIA NIKRAVAN]

INVESTMENT OPPORTUNITY | 100 MILE HOUSE

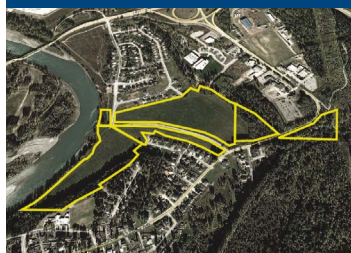


- 33 Strata Unit Investment
- Cap Rate 7%
- 1/2 Bachelor + 1/2 Bedroom Mix
- Full Brochure Available

[EUGEN KLEIN]

\$2,750,000

RESIDENTIAL DEVELOPMENT LAND | QUESNEL BC



- RS-1 Single Dwelling Residential
- Close to Downtown,
- Lots from \$7,500
- 3 Parcels Available (8.3 - 23 Acres)

[EUGEN KLEIN]

\$450K to \$2.5M

INDUSTRIAL BUILDING FOR LEASE SURREY BC



- Free Standing
- 19,967 SF Lot, 9,812 SF Warehouse
- Zoning: IL
- \$12 / SF

[SUMIR CHAUHAN]

WAREHOUSE SPACE FOR LEASE SURREY BC



- 2 Level Strata Unit
- 5,500 SF total
- Zoning: IL (Multiple Use)
- \$12 / SF

[SUMIR CHAUHAN]

RETAIL SPACE FOR LEASE VANCOUVER BC



- Located in the Heart of Mount Pleasant
- 1,376 SF - 3 Parking Spots
- \$45 / SF

[ERIC WU, RAMAN BAYANZADEH, SUMIR CHAUHAN]

MULTIPLE OFFICE UNITS FOR LEASE | DELTA BC



- 8035 120th Street (Scott Road)
- Corner Exposure, High Traffic
- Up to 6 Units Available
- 620 SF - 2500 SF, Free Customer Parking
- Tenant Incentive Packages Available

[SUMIR CHAUHAN, RAMAN BAYANZADEH]

\$13 / SF

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PRIME RETAIL PROPERTY | NORTH VANCOUVER BC

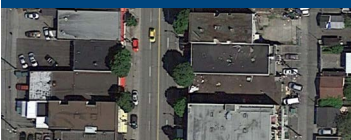


- Prime Corner Location on Marine Drive
- For Investors or Owner Occupiers

[RAMAN BAYANZADEH, POURIA NIKRAVAN]

\$3,999,000

FREE STANDING BUILDING VANCOUVER BC



- 6,300 SF Lot with 2.5 FSR, Principles Only
- Two Storey Building with 55' Frontage
- High Traffic Area, Fraser Street
- \$4,300,000

[RAMAN BAYANZADEH, KEVIN CHIANG]

DEVELOPMENT POTENTIAL BURNABY BC



- 25,422 SF
- Under 8 million
- Burnaby Edmonds area
- Potential to Build Site

[SALLY SO]

MOBILE HOME PARK FOR SALE FORT ST. JOHN BC



- 34.5 Acres, 70 Mobile Home Pads / 14 RV Pads
- Expansion Potential and No Vacancy
- Close to Downtown Fort St. John

[EUGEN KLEIN]

MOBILE HOME PARK FOR SALE ROCK CREEK BC



- 3.19 Acres, Low Vacancy
- 15 Pad, Dual Road Access
- 9.1% Cap Rate
- \$549,000

[EUGEN KLEIN]

MOBILE HOME PARK DEVELOPMENT



- 70+ MHP and 25+ RV Rental Lots
- Northern BC / Port Community
- High Demand (Avg. \$550 / Pad)
- Projected 40+% Return, Won't Last!

[EUGEN KLEIN]

\$3,880,000

\$1,999,888

MOBILE HOME PARK FOR SALE MACKENZIE BC



- 120 Pads, 14% Potential Cap
- Close to Town Centre, Town Services
- Principles Only
- \$2,400,000

[EUGEN KLEIN]

MHP & LAND FOR SALE CAMPBELL RIVER BC



- 66 Pads Expansion / Plans Complete
- XX Pads Fully Occupied
- City Water, Sewer, Garbage Collection
- \$1,700,000 and \$1,000,000

[EUGEN KLEIN]

MOBILE HOME PARK FOR SALE COURTENAY BC



- 3 Acres
- 25 Pads / 2 RVs / 1 Cabin
- City Water, Sewer, Garbage Collection
- \$3,250,000

[EUGEN KLEIN]



Raman Bayanzadeh
Commercial Real Estate
Investment & Leasing



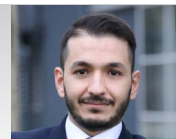
Sumir Chauhan
Commercial Real Estate
Investment



Kevin Chiang
Commercial Real Estate
& Land Investment



Eugen Klein
Commercial Real Estate
Investment



Pouria Nikravan
Commercial Real Estate
Investment & Leasing



Sally So
Commercial Real Estate
Investment



Dean Thomas
Commercial Real Estate
& Land Investment



Eric Wu
Commercial Real Estate
& Land Investment



David Xin
Commercial Real Estate
Investment