

**1.544 Acres Light Industrial**



**Price: \$5,980,000.00**



ROYAL LEPAGE®  
**NATIONAL CHAIRMAN'S CLUB™**  
 TOP 1%  
 2024

This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Royal LePage Global Force Realty.



ROYAL LEPAGE®  
**10 TOP TEN AWARD™**  
 2024  
INDIVIDUAL - BRITISH COLUMBIA



ROYAL LEPAGE®  
**10 TOP TEN AWARD™**  
 2024  
INDIVIDUAL - NATIONAL



ROYAL LEPAGE®  
**EXECUTIVE CIRCLE™**  
 AWARD 2024



**Global Force Realty**  
Independently owned and operated

**Ishwinder Ghag**

Personal Real Estate Corporation

**Cell: 604-537-4334**

Royal LePage Global Fore Realty  
 306-15300 54a Ave Surrey, BC, V3S 8R7

**E-mail: ishwinderghag@gmail.com**

# 1.544 Acres Light Industrial

## DESCRIPTION:

<u>ADDRESS:</u>	<u>LAND SIZE:</u>	<u>PROPERTY TYPE:</u>	<u>NCP:</u>
17895 96 Avenue Surrey	1.544 Acres	Industrial Land	Anniedale-Tynehead

1.544 acres CORNER LOT designated for IL (light-industrial) use. Two street frontages, 96 Avenue and 179 Street. 2454 sf 2-story house with a total of 4 beds & 3 full baths, almost 1100 sf shop with 12 ft high ceiling. A lot of potential to use this property as is while you wait for development. Corner Lot permits easy access to the property from 96 Avenue or 179 Street. There are a few T.U.P. (temporary use permits) on the same street within a couple of blocks for material storage and truck parks. This property is situated in a very central area with easy access to multiple highways, Trans Canada Hwy-1, BC Hwy-17, BC Hwy-15, and Golden Ears Way.

### Light Industrial

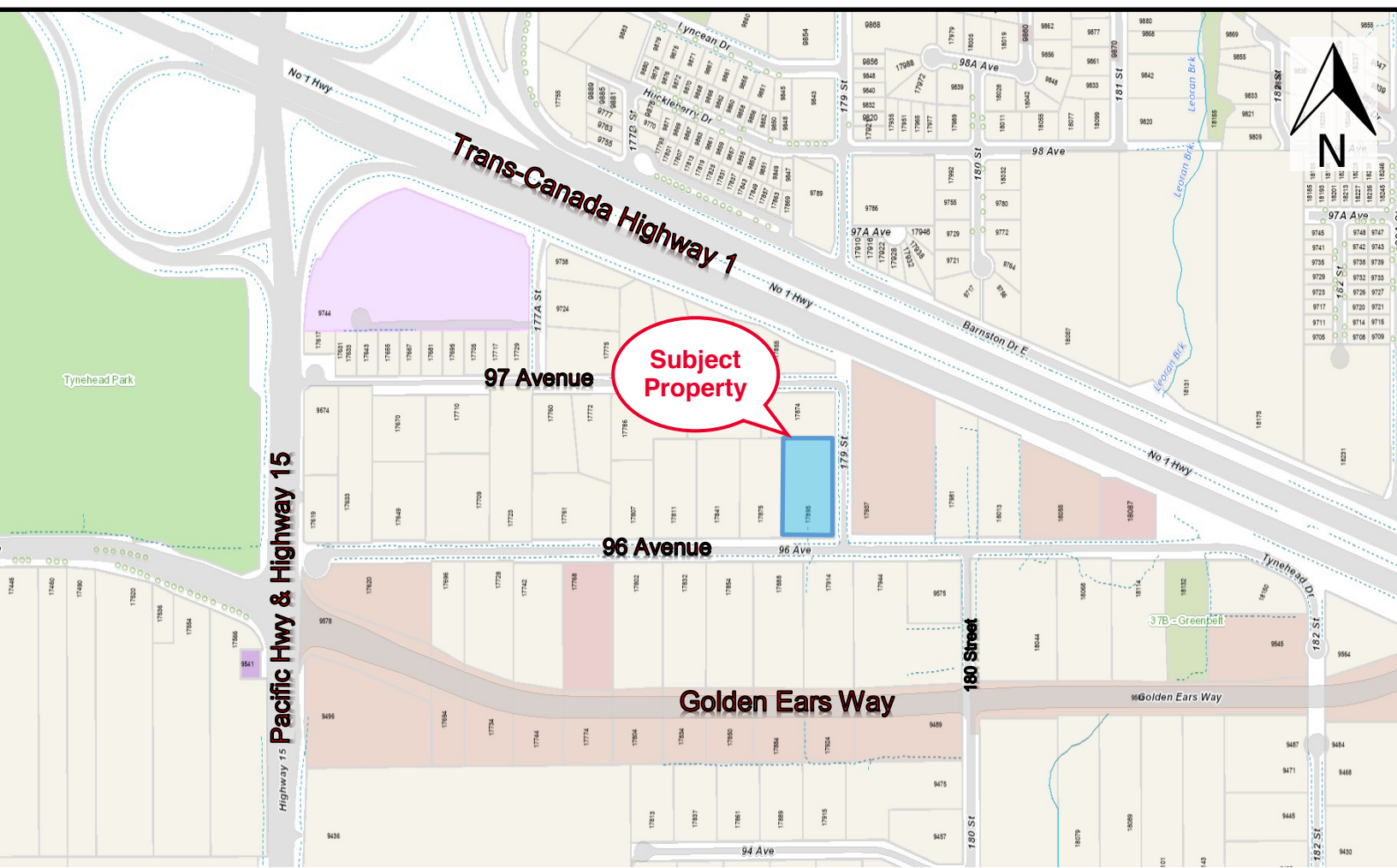


Light industrial uses, including manufacturing, warehouse, wholesale trade, equipment storage and repair.

### Light Industrial

























The overall development concept for the Anniedale Industrial area located in the Anniedale-triangle envisions a high quality light-industrial park that reflects the natural characteristics inherent in its setting, and builds on and extends the existing road and servicing infrastructure found to the North. Land uses within the business park will emphasize high quality industrial uses including a mix of light manufacturing, distribution, warehouse, research and development, and similar uses.

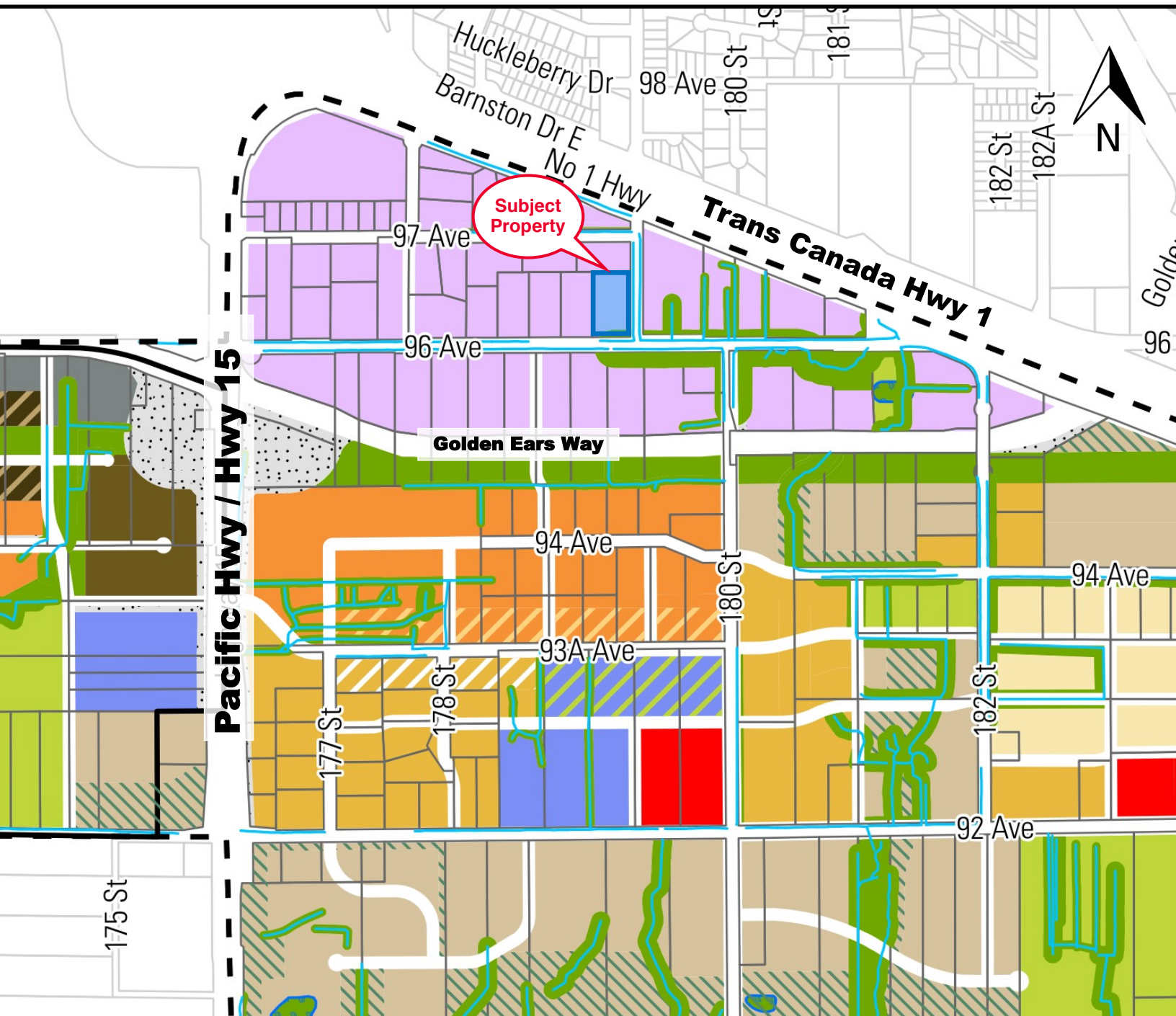
Outdoor storage and display is not allowed under this designation. Both single tenant and multi-tenant buildings could be located on these lands. Green pedestrian and habitat connections to the detention pond and park area on 96 Avenue will be encouraged.



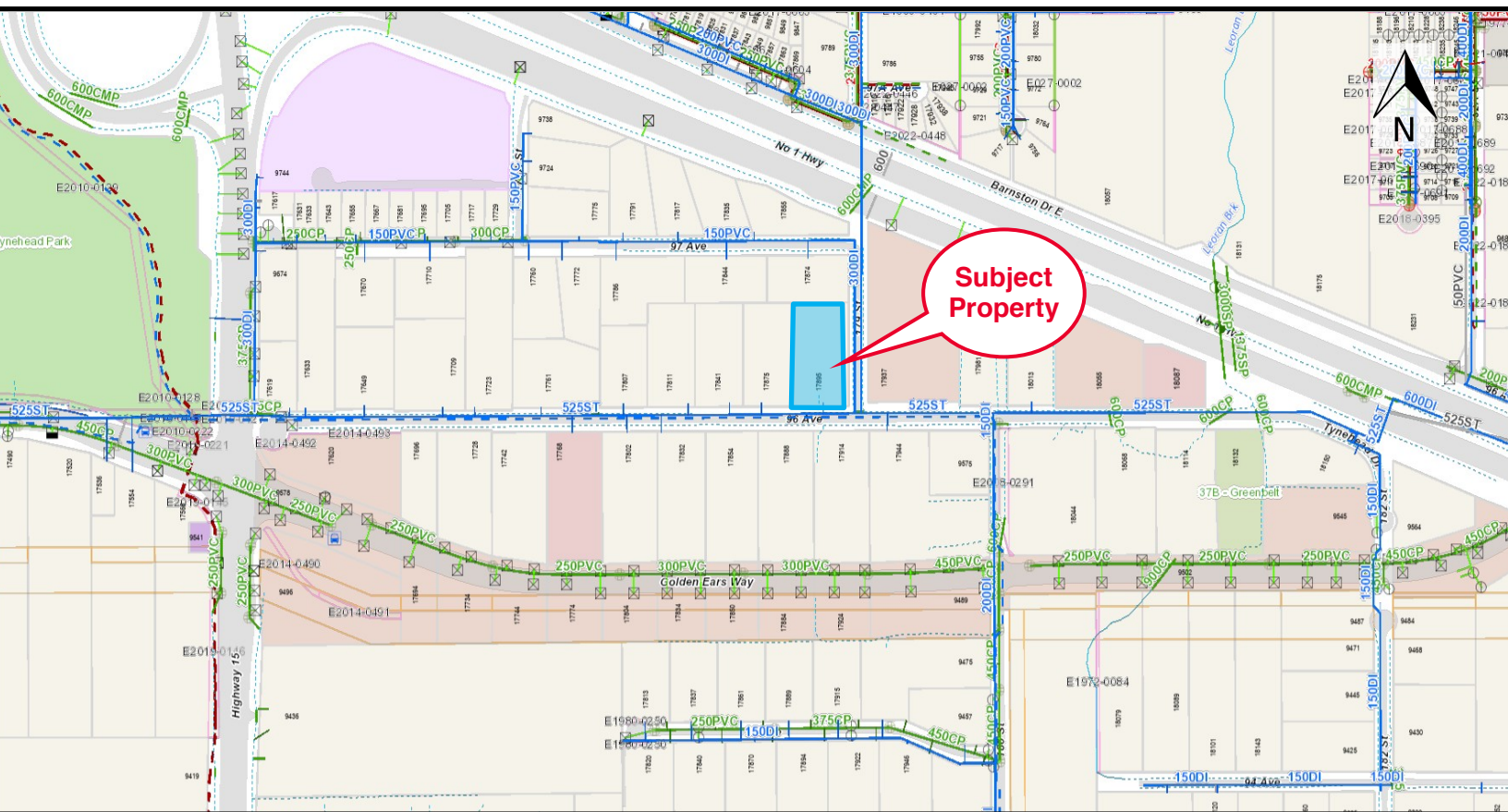
# Stage 1 Anniedale Tynehead Plan | Summary

## Legend

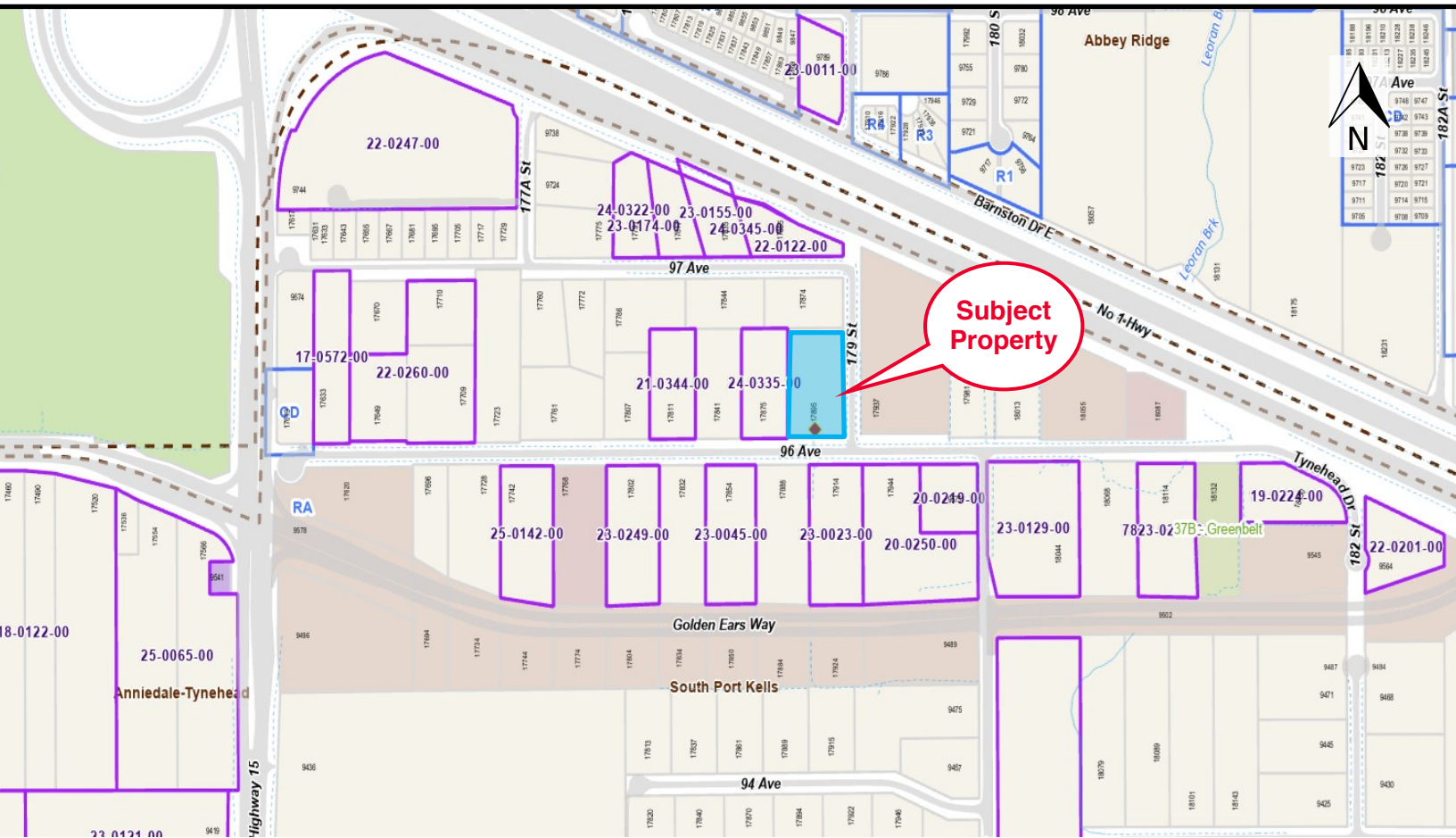
 Urban Residential Cluster	 Low Rise Mixed Use	 Business Park	 Interchange/Buffer
 Urban Residential	 Mixed-use/Live-Work	 School	 Special Study Area
 Medium Density Cluster	 Green Space Transfer	 Civic	 Stormwater Pond
 Townhouse	 Low Rise Employment	 Civic/Park	 Stream
 Low Rise - Type I	 Neighbourhood Commercial	 Park	 Plan Boundary
 Low Rise - Type II	 Light Industrial	 Natural Areas	 West Amendment Area



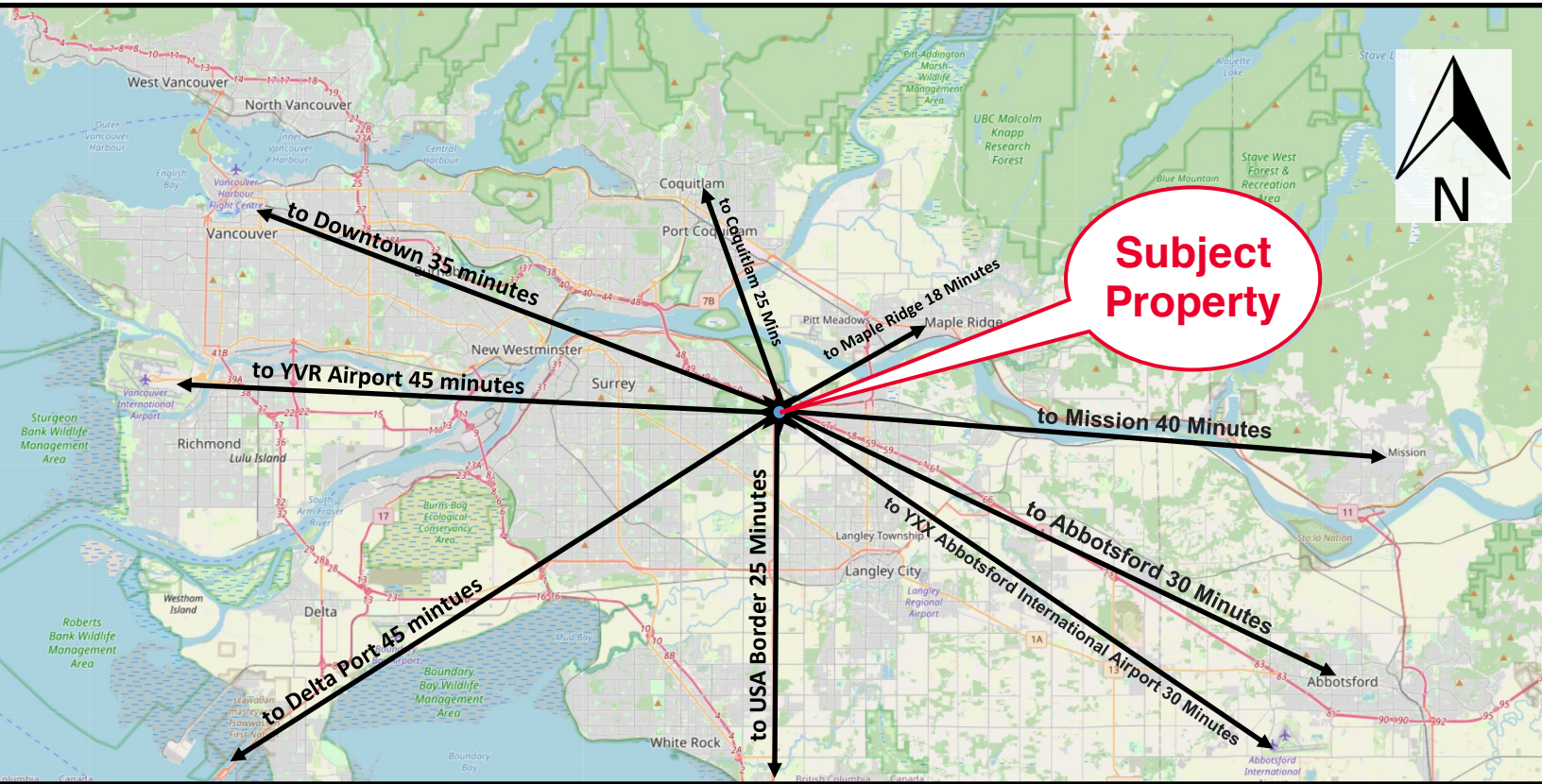
# Infrastructure Map



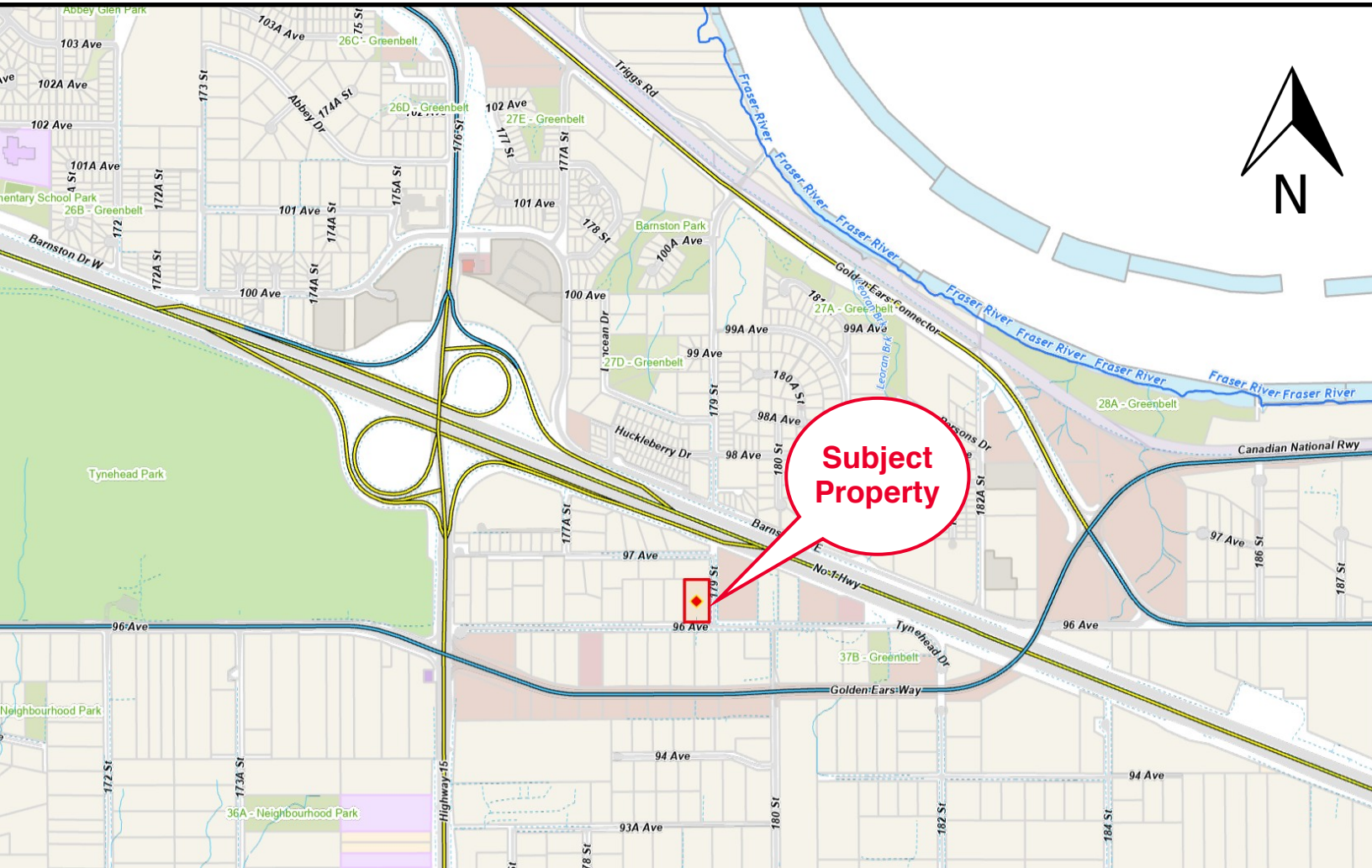
# Active Development Applications

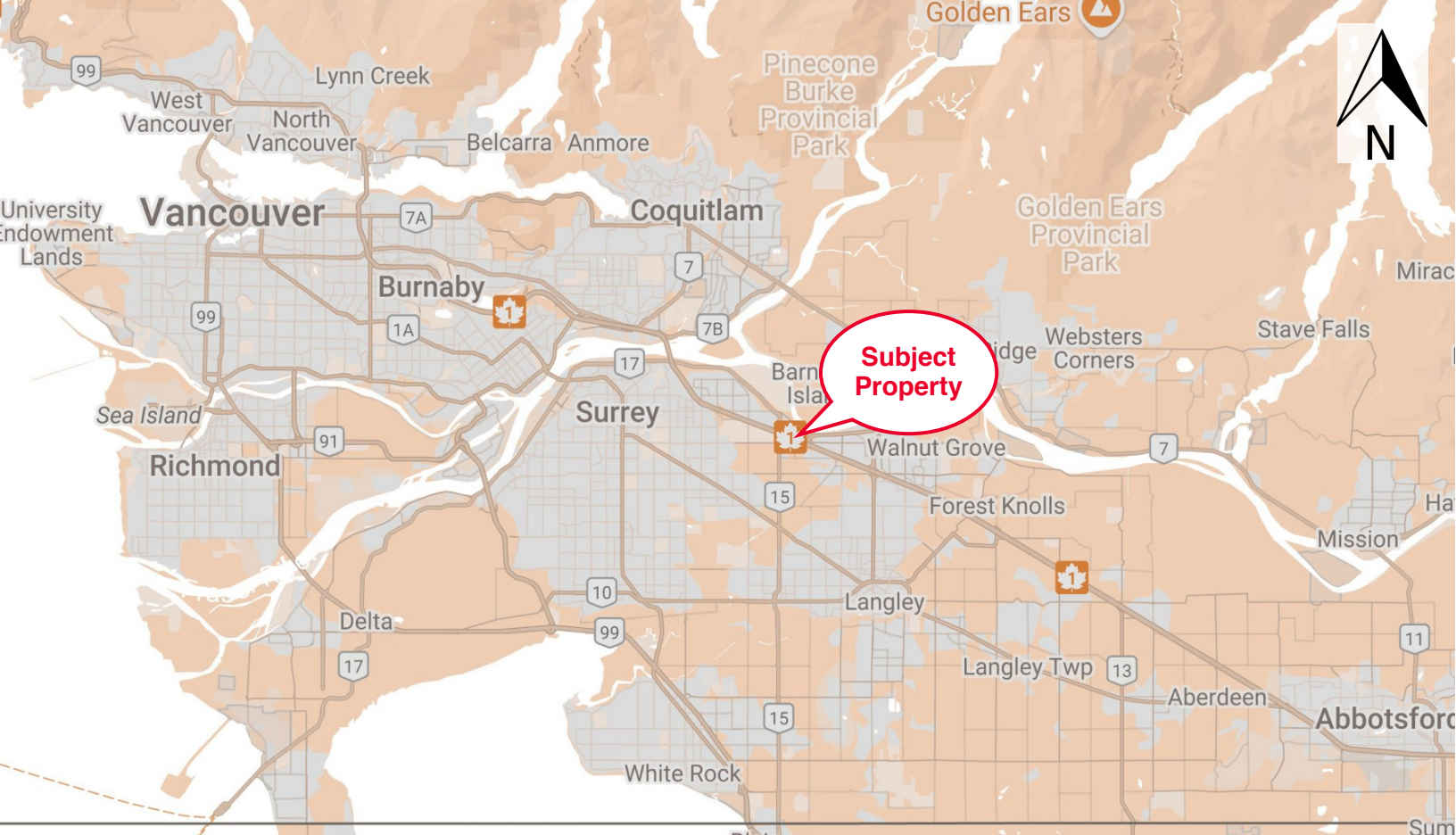


# Location is in the centre of Lower mainland



## Truck Routes





**Ishwinder Ghag**  
 Personal Real Estate Corporation  
**Cell: 604-537-4334**  
 Royal LePage Global Fore Realty  
 306-15300 54a Ave Surrey, BC, V3S 8R7  
**E-mail: ishwinderghag@gmail.com**

This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Royal LePage Global Force Realty.