



For Sale

12487 82 Ave Surrey, BC

26,745 Sq.Ft Building on 2.05 Acres of IL Zoned Industrial Land

Kanwar Mangat

778-865-9742

Kanwar@DevelopingSuccess.ca

Personal Real Estate Corporation

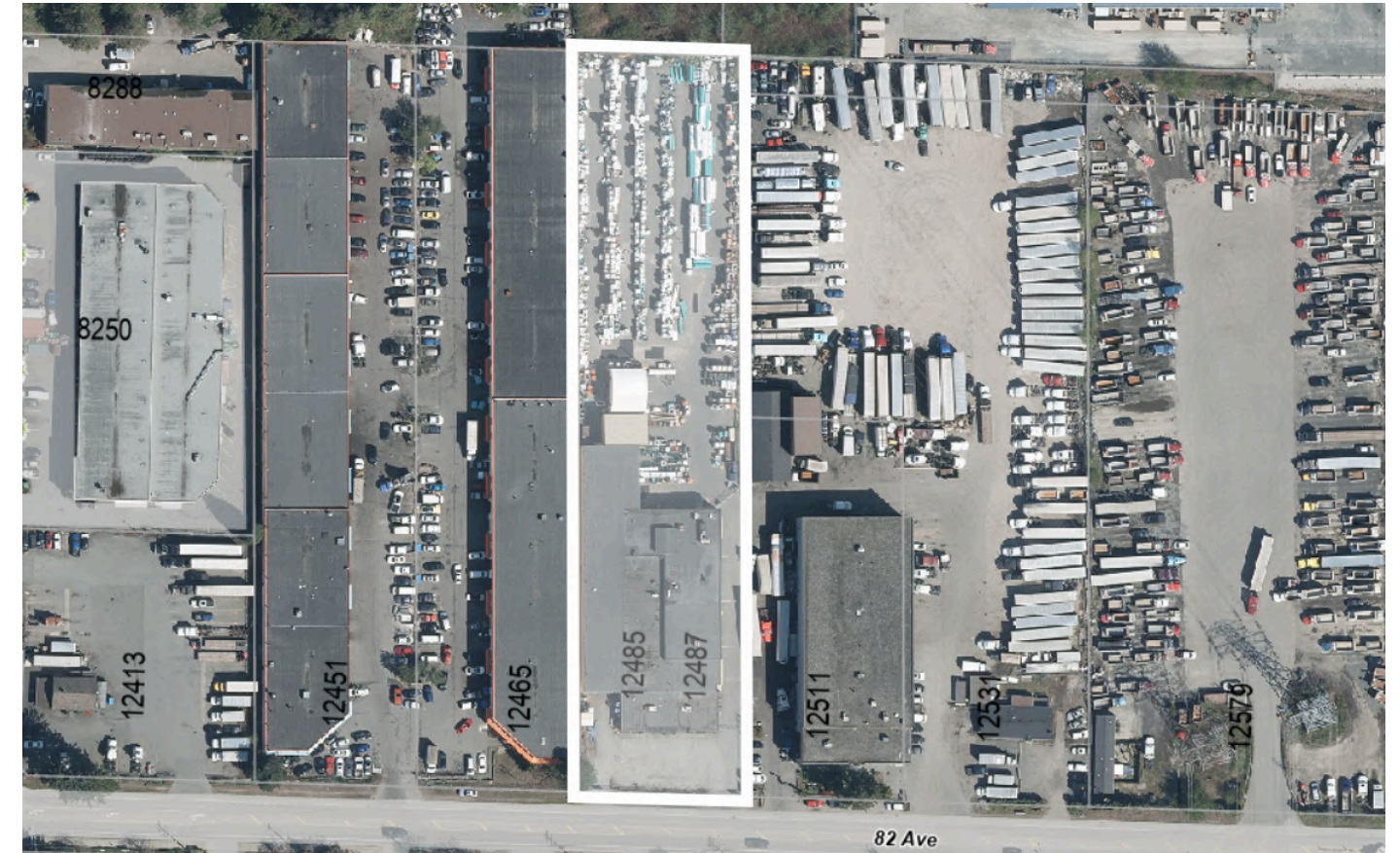
Sutton Group West Coast Realty

12487 82 Ave Surrey, BC

Property Overview

Address:	12487 82 Ave Surrey, BC
Site Size:	89,094 Sq.Ft (2.05 Acres)
Zoning:	Light Impact Industrial Zone (IL)
Current Building Size:	26,745 Sq.Ft
Yard Space:	51,000 Sq.Ft (1.17 Acres) at the back of the property.
Current Status:	The building is vacant. Yard space is partially being used by the owner.
Year Built:	The original part of the building was built in 1978. Two additions were made later, one in 1986 and another in 1991, with permits.
Asking Price:	\$18,750,000
Ceiling Height:	Ranges from 18-22 feet for the warehouse.
Electrical Power:	Three-Phase Power
Bay Doors:	7 grade-level bay doors.
Site Coverage:	24,264 Sq.Ft (27%)
Development Potential:	There is potential to redevelop this site into a higher-density industrial site without rezoning.
Roof Age:	Replaced 10-15 years ago.
Reports:	Clean Phase 1 Environmental Site Assessment from January 2024.
Property Taxes:	\$113,462.90 (2024)
PID:	016-452-950
Legal Description:	LOT 48 SECTION 30 TOWNSHIP 2 PLAN NWP13063 NWD PART SE 1/4.

The Site



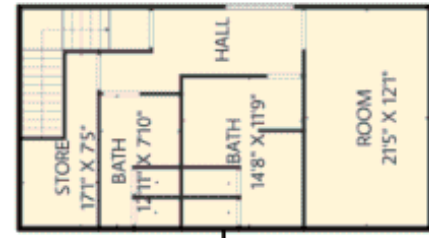
The Opportunity

This is a rarely available 26,745 sq.ft building on 2.05 acres in the Newton Industrial Parks neighbourhood. The property is currently vacant and available for immediate possession. The property is designated light industrial, which allows for many uses, including manufacturing, automotive, storage, warehouse, distribution, child care, and more. The property has about 51,000 sq.ft of yard space at the rear, with easy truck access to the yard and its many grade-level bay doors. The ceiling height ranges from 18-22 feet, and the three-phase power is great for all industrial/manufacturing uses. The office area area at the front also has good retail exposure for many different types of businesses.

This site's future redevelopment potential is a bonus. The site currently has 27% lot coverage and a density of 0.30 FAR. The IL zoning allows for up to 60% lot coverage and density up to 1.00 FAR.

Building Measurements

12487 82 AVE SURREY BC

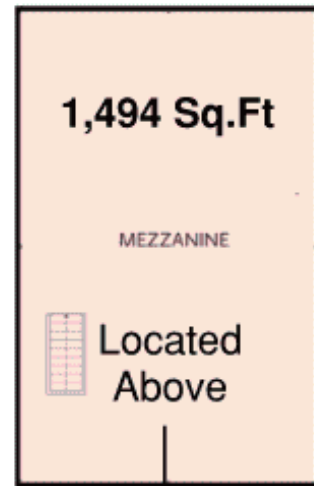
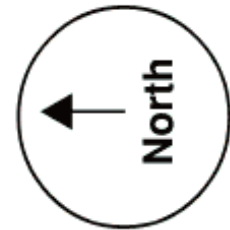


TOP FLOOR **987 Sq.Ft**

Please Note:
Individual Area Sq. ft does not include the Perimeter Wall Thickness + Interior Wall Thickness
Total Sq. ft also included the 10' Perimeter wall thickness.

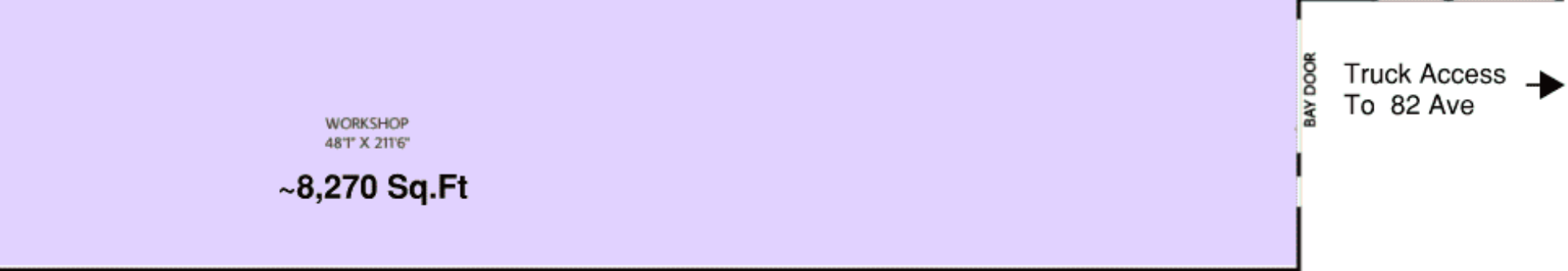
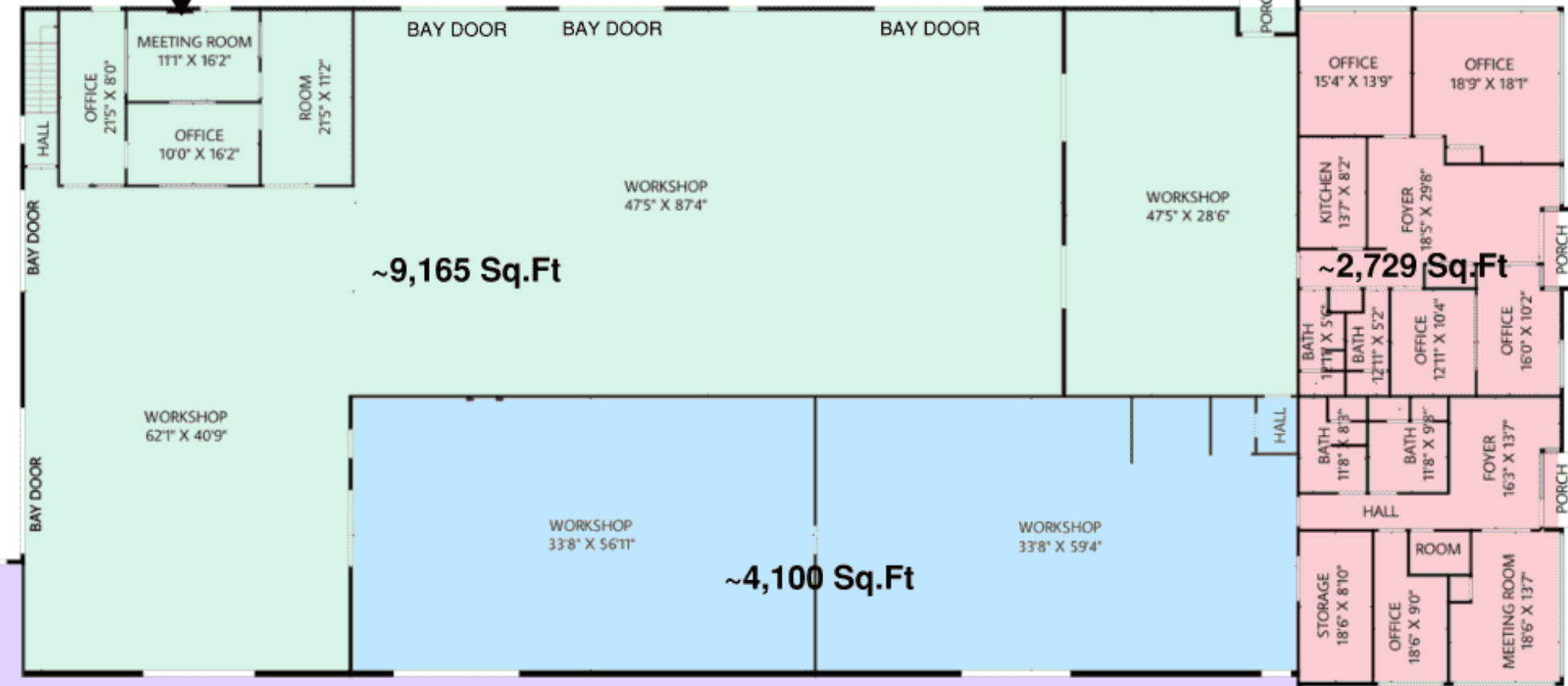
FLOOR AREA

MAIN FLOOR	24264 SQ. FT
MEZZANINE	1494 SQ. FT
TOP FLOOR	987 SQ. FT
TOTAL AREA	26745 SQ. FT



MEZZANINE **1,494 Sq.Ft**

Located Above



MAIN FLOOR **~8,270 Sq.Ft**

~9,165 Sq.Ft

~4,100 Sq.Ft

~2,729 Sq.Ft

Parking & 82 Ave

Truck Access To Back

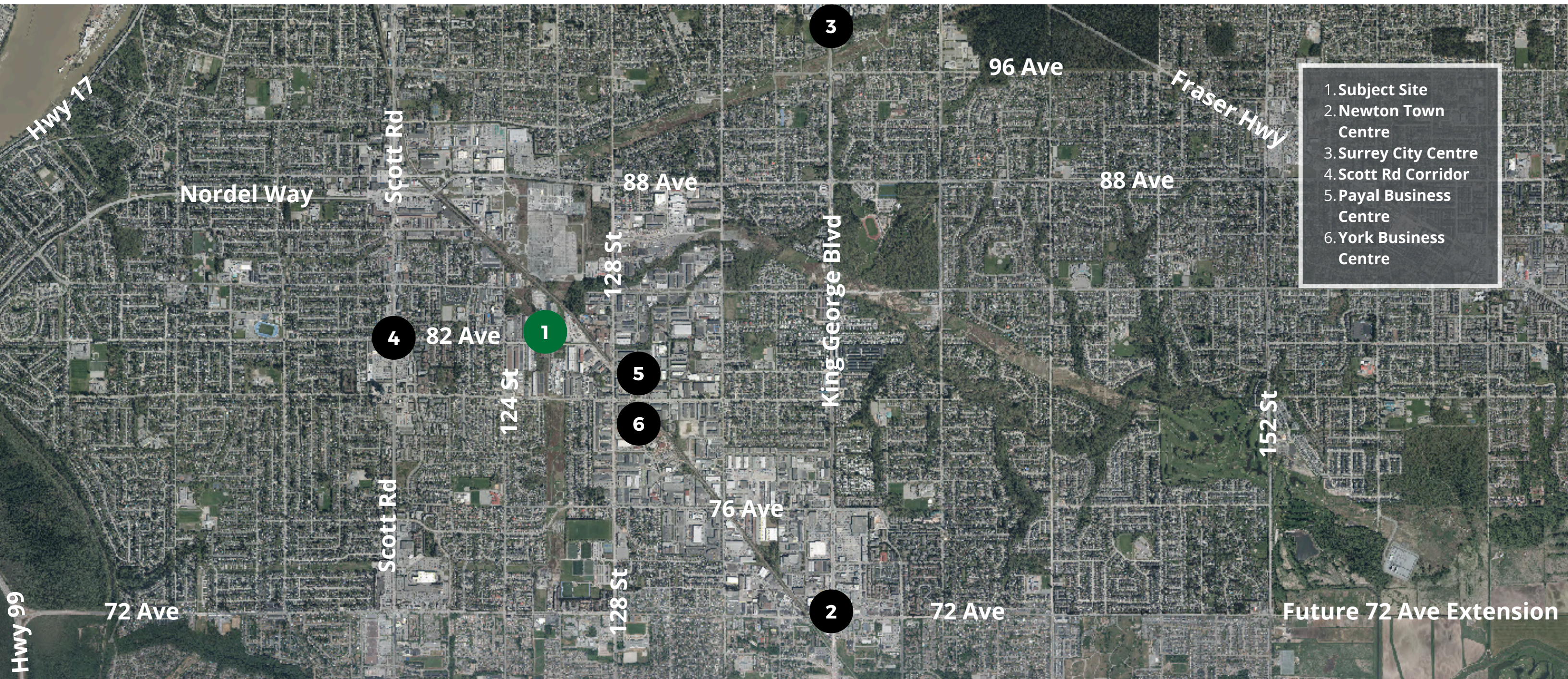
Truck Access To 82 Ave

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The Location

This property is located in the Newton Industrial Parks neighbourhood. The Newton Industrial Parks neighbourhood provides good access to Highway 1, Highway 99, Highway 91, Highway 17, Highway 15, Fraser Hwy, & King George Blvd and is full of amenities.

- ~8 minutes to Highway 91 via Nordel Way
- ~9 minutes to South Fraser Perimeter Rd / Highway 17
- ~2 minutes from Scott Rd Corridor
- ~8 minutes to Highway 91 via 72 Ave
- ~20 minutes to Highway 1



IL Zoning (Permitted Uses)

B. Permitted Uses

(BI 12333; 12715; 13201; 13212; 13703; 13970; 14835; 15664; 17704; 18487; 19817, 20626)

Land, buildings and structures shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. Light impact industry.
2. Recycling depots, pursuant to Section J.5 of this Zone.
3. Transportation industry.
4. Automotive service uses.
5. Automobile painting and body work.
6. Vehicle storage, including recreational vehicle storage.
7. Industrial equipment rentals.
8. General service uses, limited to the following:
 - (a) Driving schools;
 - (b) Fleet dispatch offices;
 - (c) Industrial first aid training; and
 - (d) Trade schools.
9. Warehouse uses.
10. Distribution centres.
11. Office uses, limited to the following:
 - (a) Architectural and landscape architectural offices;
 - (b) Engineering and surveying offices;
 - (c) General contractor offices;
 - (d) Government offices; and
 - (e) Utility company offices.
12. Self-Storage Warehouse.
13. Liquor manufacturing, provided that:
 - (a) If there is a liquor tasting lounge it shall not exceed 40% of the gross floor area of the entire liquor manufacturing business or 150 sq. m., whichever is lesser;
 - (b) If there is an on-site store endorsement it must be included in the calculation of the maximum area permitted for the liquor tasting lounge in Sub-section B.13(a); and
 - (c) If there is an outdoor patio associated with the liquor tasting lounge it must not exceed the total area of the permitted liquor tasting lounge in Sub-section B.13(a), or 80 sq. m., whichever is lesser.

Accessory Uses:

14. Coffee shops, limited to a maximum of 35 seats, pursuant to Section J.6 of this Zone.
15. Recreation facilities, excluding go-kart operations, drag racing and rifle ranges.
16. Community services.
17. Assembly halls, limited to places of worship, to a maximum of 300 seats, pursuant to Section D.2 below.
18. Child care centres, pursuant to Section J.7 of this Zone.
19. Caretaker unit, pursuant to Section D.3 of this Zone.
20. Sales of rebuilt vehicles < 5,000 kg G.V.W. provided that:
 - (a) It is part of an automobile painting and body work business;
 - (b) The number of rebuilt vehicles ready for sale shall not exceed 5 at any time;
 - (c) The business operator holds a current and valid Motor Dealer's certificate; and
 - (d) The business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.

Yard Space

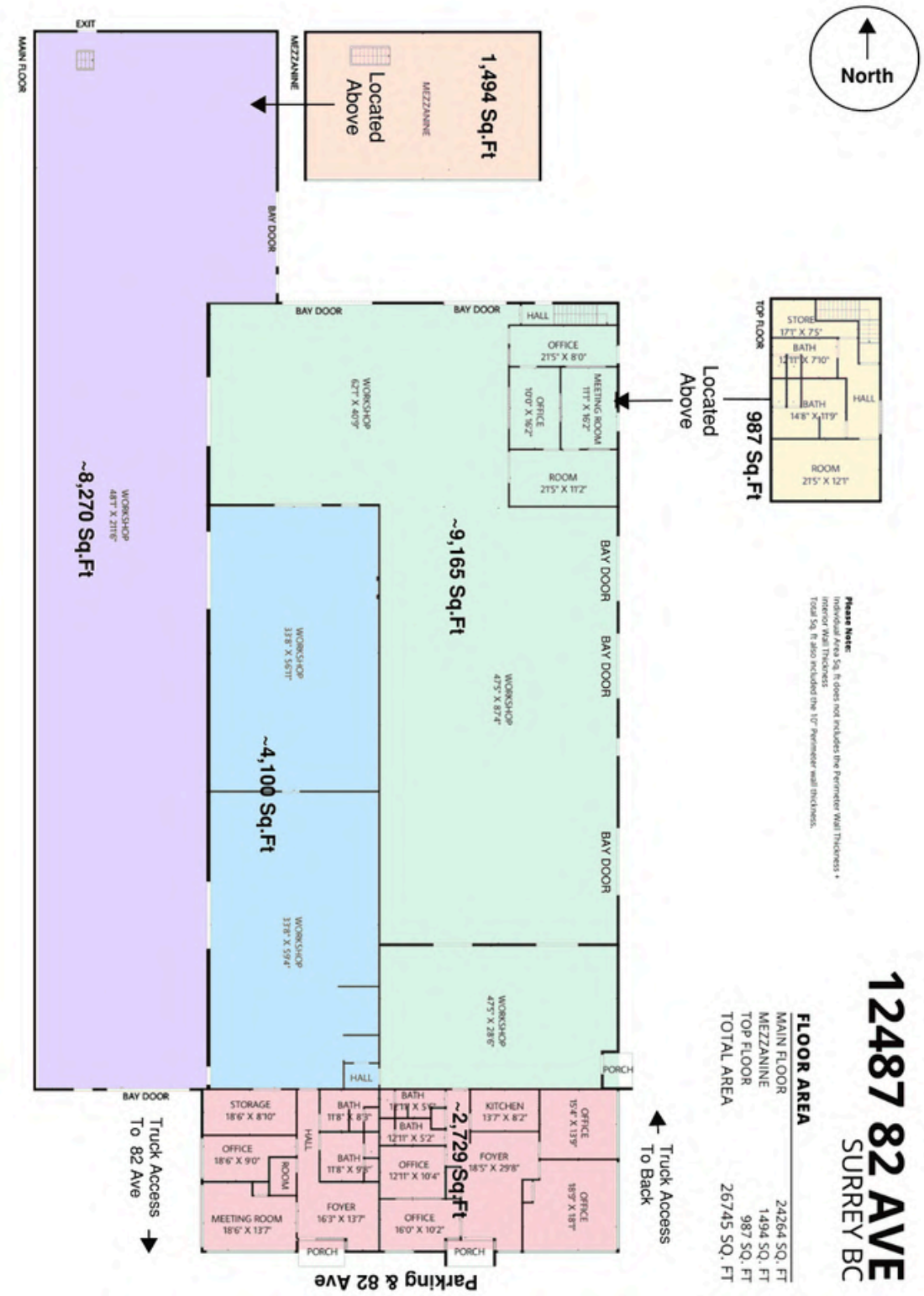


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Building Additions



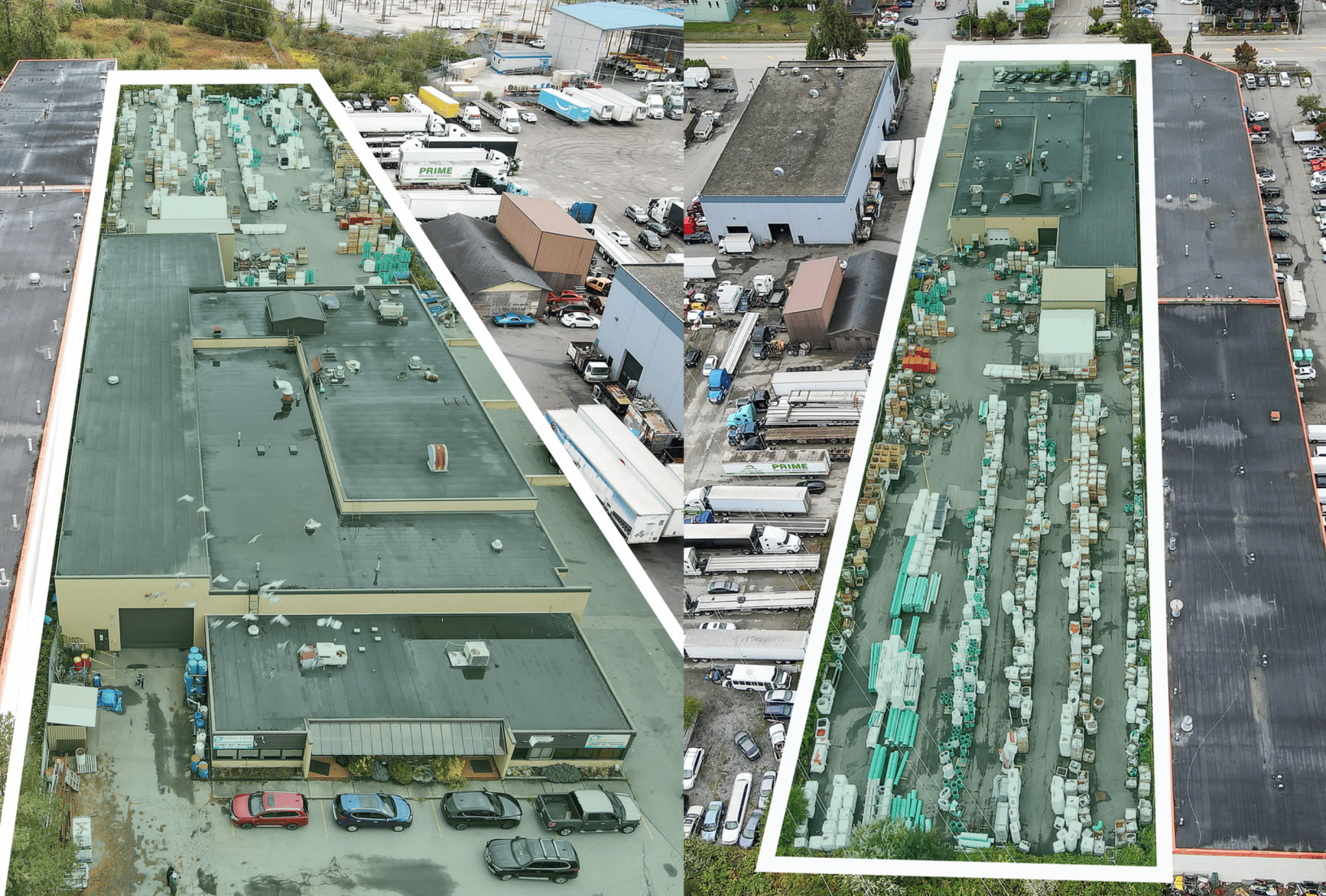
Floor Plan For Reference



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Exterior & Interior Office Photos





Offering Process

All parties are invited to submit offers. Reach out to Kanwar Mangat regarding the offering process at 778-865-9742 or Kanwar@DevelopingSuccess.ca.

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