



FOR SALE

2.63 Acre Development Site in Surrey

Situated in the heart of North Surrey's South Westminster Industrial Area, 10734 Scott Road provides a unique opportunity to own land in a highly-sought after location, with direct exposure to Scott Road.

10734 Scott Road, Surrey, BC

Raj Sidhu

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Salient Facts

Address

10734 Scott Road, Surrey BC

PID

011-057-963

Zoning

**General Agriculture Zone
(Designated employment lands
in the OCP)**

Site Area*

2.63 acres

Features

- **Services to the lot line**
- **600 amp Power**
- **2 Driveway Entrances fronting on Scott Road**
- **Designated Mixed Employment Lands in OCP**
- **Direct frontage on Scott Road**

Property Taxes (2024)

\$69,756.04

Possession

Vacant

Price

Consult listing broker

Opportunity

A rare opportunity to acquire 2.63 acres of prime redevelopment property, fronting directly onto Scott Road, offering excellent access and exposure to all major truck routes. Located in the heart of the North Surrey industrial area, this site presents exceptional future redevelopment potential. Ideal for a wide range of users requiring visibility and access to key transportation corridors.



The location

The subject property is located near the geographic center of Metro Vancouver, on Scott Road, situated in North Surrey's South Westminster Industrial Area. It is just one block from the traffic-controlled intersection of Old Yale Road and Highway 17, and a short distance to the Tannery Road interchange. This location offers direct access to the South Fraser Perimeter Road (Highway 17) and Delta Port, connecting to all major locations in Metro Vancouver via Highways 1, 91, and 99.

Transit



YVR

30_{mins}



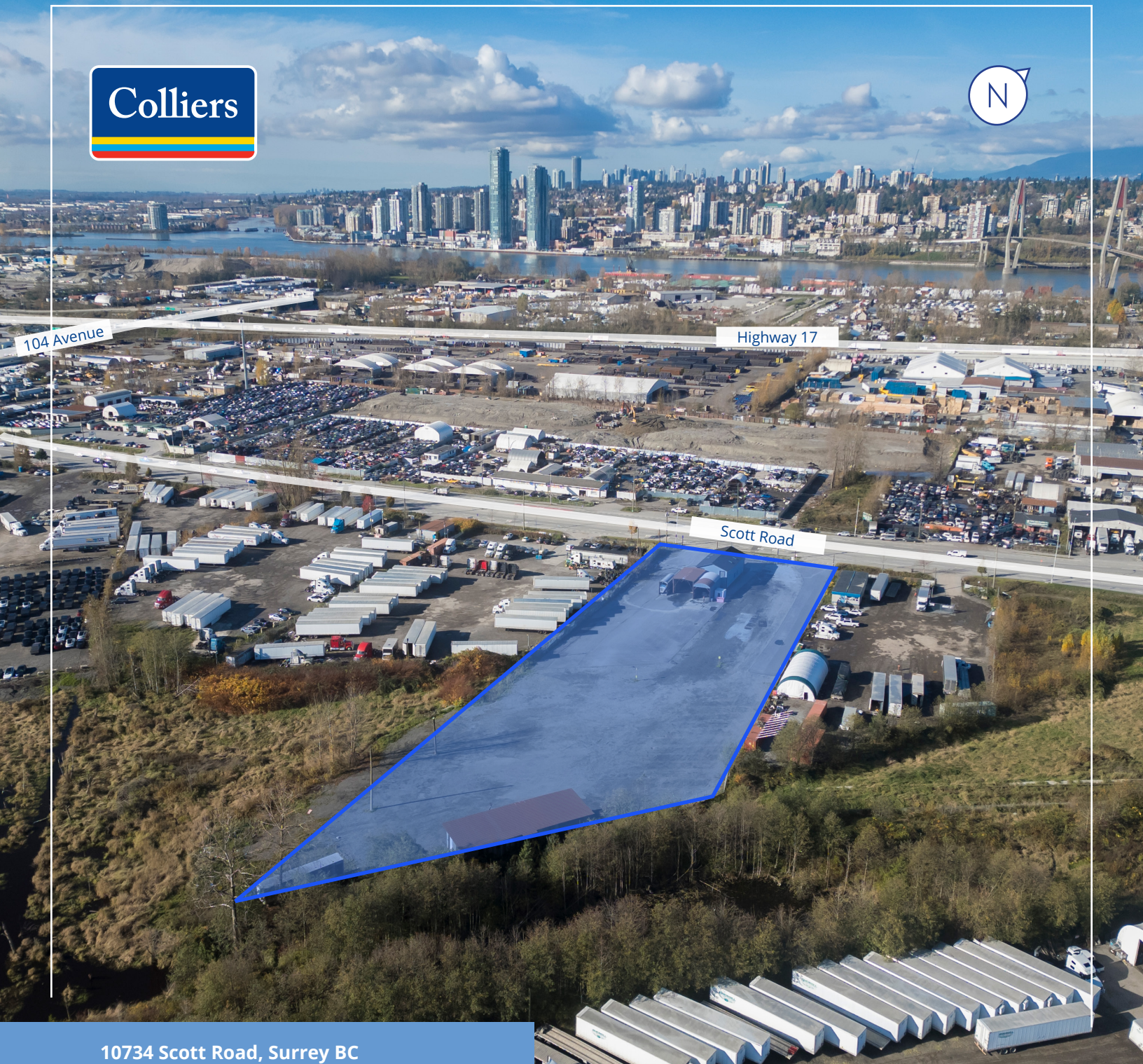
US Border

28_{mins}



DeltaPort

29_{mins}



104 Avenue

Highway 17

Scott Road

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