

FOR SALE

1725 196 Street Surrey, BC Industrial Development in South Campbell Heights

Sean Lee

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Surrey, BC

SALIENT DETAILS

PID

023-322-047

ZONING

CD Bylaw 12556

LAND USE

Business Employment

NEIGHBOURHOOD PLAN

South Campbell Heights

GROSS SITE AREA

4.50 Acres

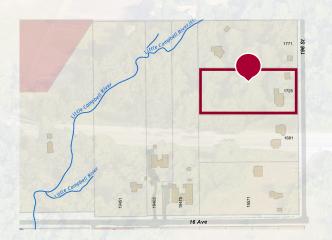
ASKING PRICE

Contact Listing Agents

PROPERTY DESCRIPTION

Introducing an exceptional opportunity for industrial land development, in Surrey offers an expansive 4.50 acres nestled within the highly sought-after South Campbell Heights Business Park area. Positioned at the intersection of 196th Street and 16th Avenue, this parcel boasts prime frontage along 32nd Avenue, the central artery in Campbell Heights facilitating seamless east-west transit.

Characterized by its rectangular configuration, level terrain, and convenient access to municipal services, this property is primed for expedited development initiatives. This combination of strategic placement, logistical accessibility, and development-ready infrastructure underscores its appeal to discerning industrial land developers seeking a lucrative opportunity in Surrey's thriving business landscape.





LOCATION

This strategically positioned site ensures swift connectivity to key transportation networks spanning Metro Vancouver, including Hwy 99, Hwy 91, Hwy 15 (176th St.), Hwy 10 (56th Ave.), and Hwy 1. Furthermore, with the US border crossing just a brief 10-minute drive away, the location presents an advantageous proximity for crossborder operations.

DRIVE TIME TO

Downtown Surrey New Westminster Delta

37_{min}

33_{min}

22min

Burnaby

39_{min}

Richmond **37**min

28min

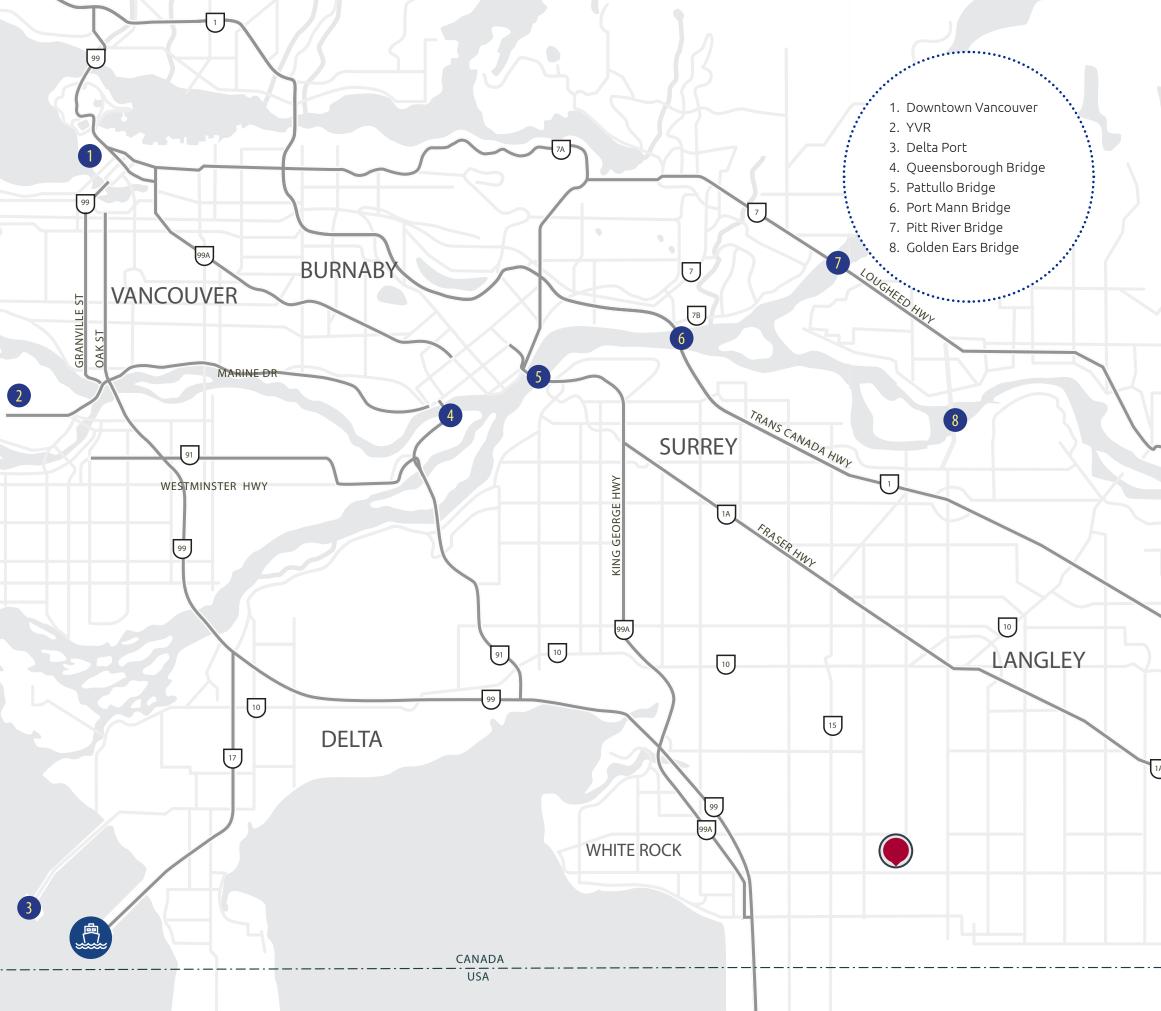
US Border

18min

Downtown Vancouver Downtown Langley

54min

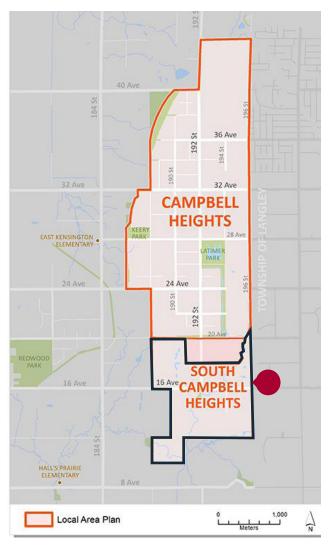
15min



INVESTMENT/ DEVELOPMENT OVERVIEW

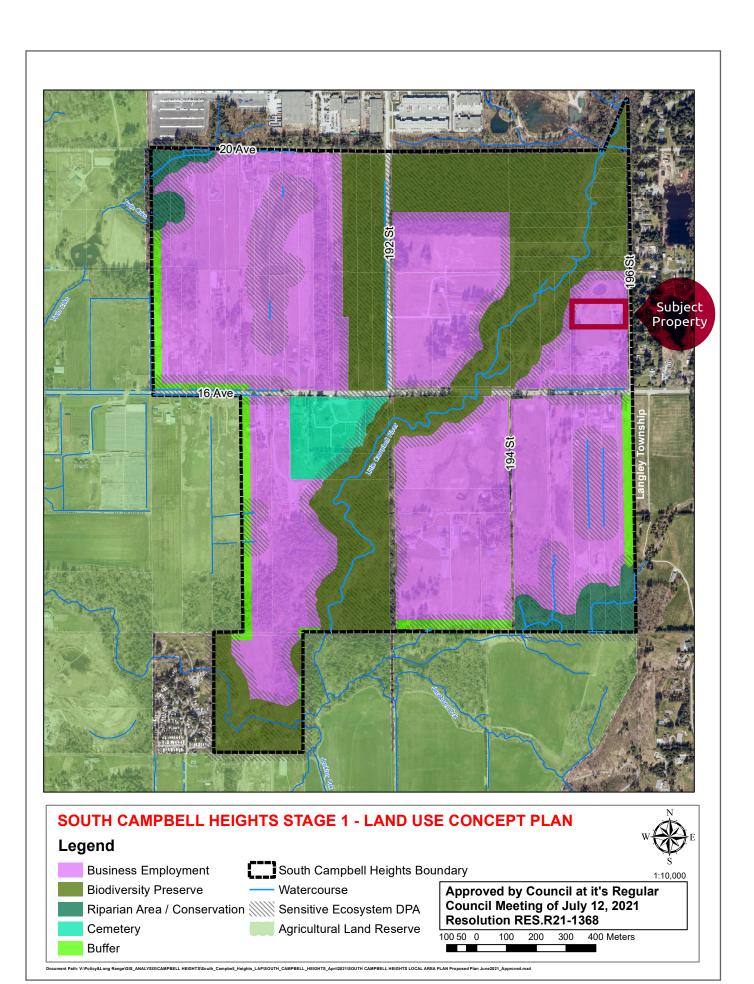
The South Campbell Heights LAP includes Mixed Employment and Conservation designated lands south of the existing Campbell Heights Business Park near the Township of Langley border, encompassing an approximate area of an additional 245 hectares (600 acres).







Renderings source: Architecture Panel Inc. & D.Force Design Inc.



CONTACT

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