

17723 96 Avenue Surrey
(Anniedale-Tynehead)

FOR SALE

ROYAL LePAGE®
COMMERCIAL™

1.98 Acres Light Industrial



Price: Call Listing agent



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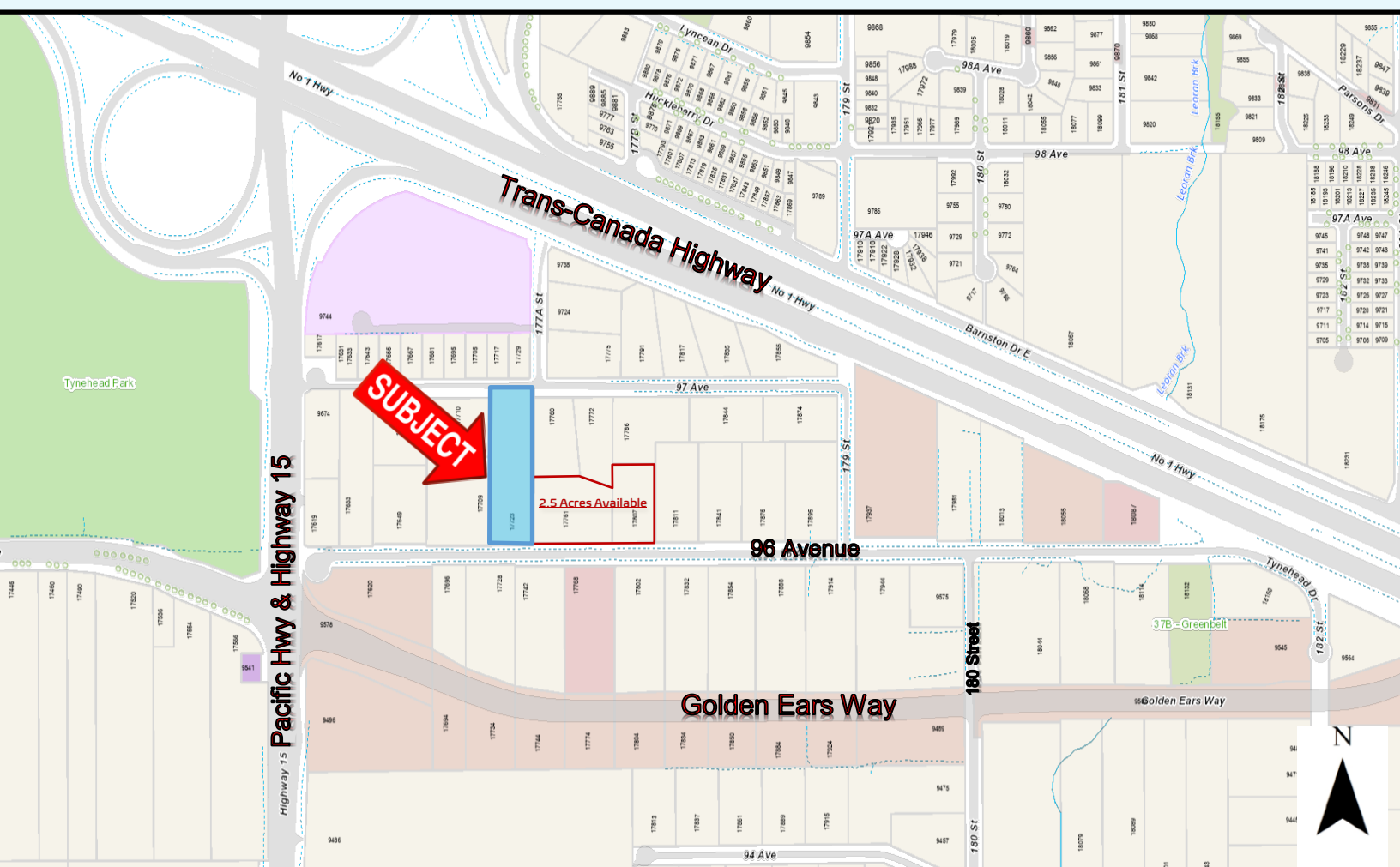
DESCRIPTION:

ADDRESS:	LAND SIZE:	PROPERTY TYPE:	NCP:
17723 96 Avenue Surrey	1.98 Acres	Industrial Land	Anniedale-Tynehead

1.98 Acres of land designated for Light Industrial in Anniedale-Tynehead NCP

2.5 acres on the east side also for sale to make the **total land assembly +/-4.5 acres.**

Flat land no creek on these properties. There are few Temporary Use Permits (T.U.P.) in the neighborhood for material storage and truck parking. Easy access to 4 major Highways



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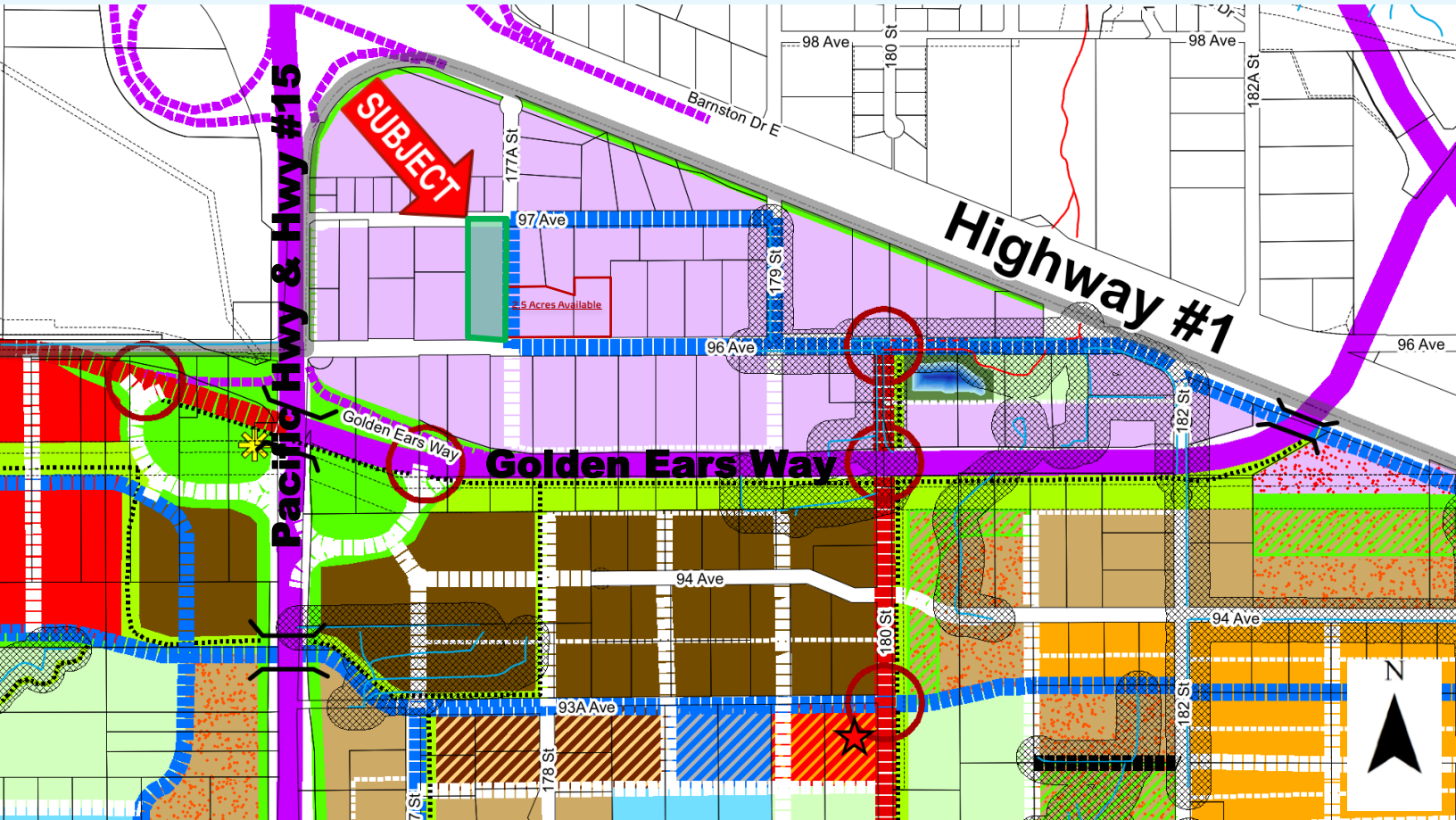
Land Use

- Commercial
- Neighbourhood Commercial
- Light Industrial
- Industrial Business Park
- Public Assembly
- Community Centre
- School
- Park
- Trail
- Landscape Buffer
- Riparian Area
- Riparian Enhancement Area
- Green SpaceTransfer

Anniedale-Tynehead

Neighbourhood Concept Plan (NCP)

Industrial Designations			
	Light Industrial	0.5 to 0.75 FSR	2 Stories (12 m)
	Industrial Business Park	0.5 to 1.0 FSR	4 Stories (15 m)



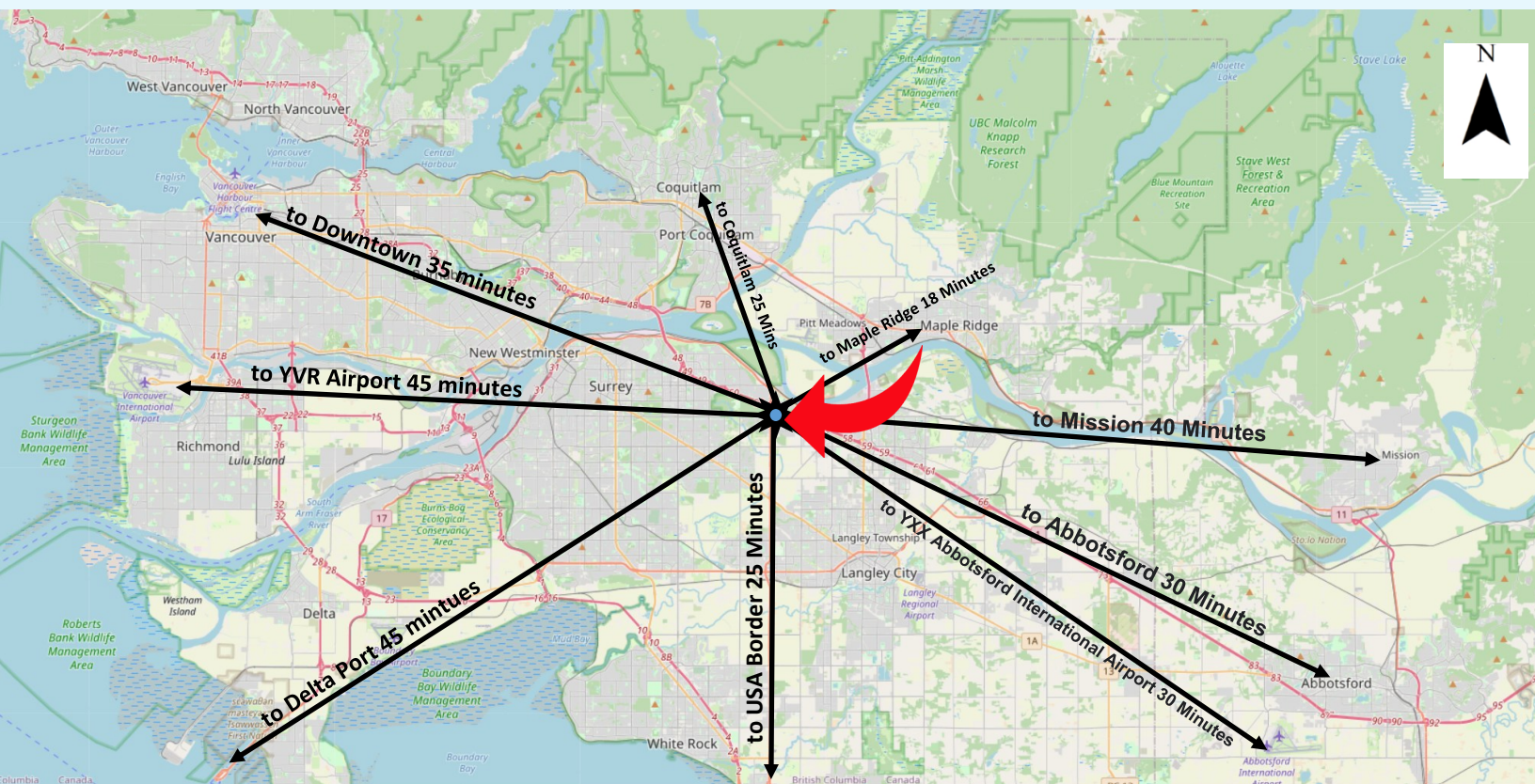
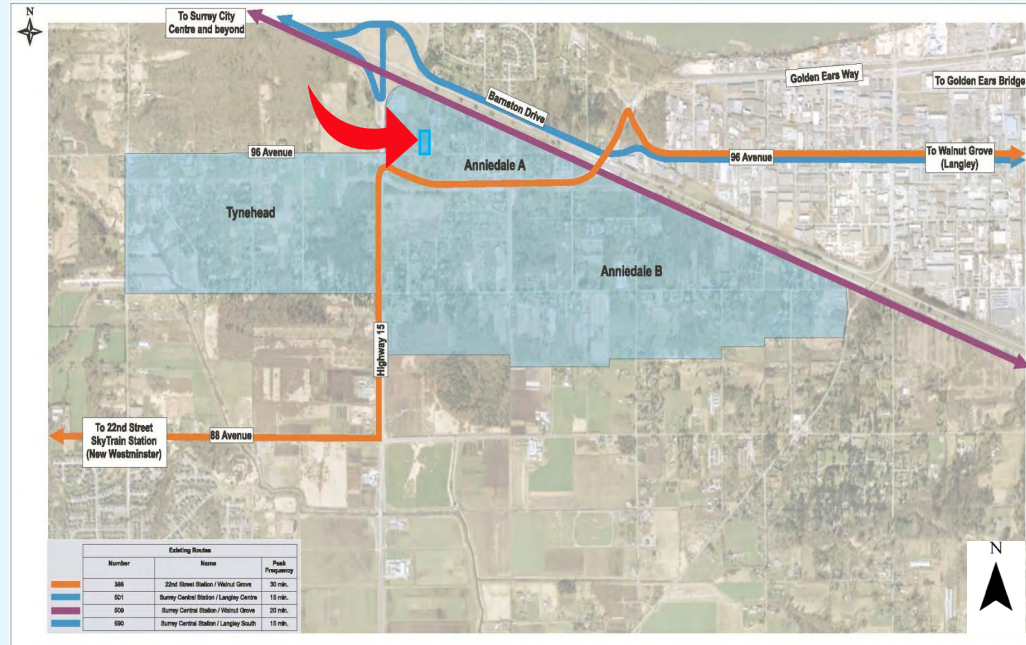
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Location is in the centre of Lower mainland:

- Less than 45 mins to all the major destination in the lower mainland
- 4 major highways within minutes from the property
- Away from the city traffic
- Easy access to Portman Bridge
- Minutes away from the future Skytrain On Fraser Hwy.
- Bus stop is only 1 block away
-

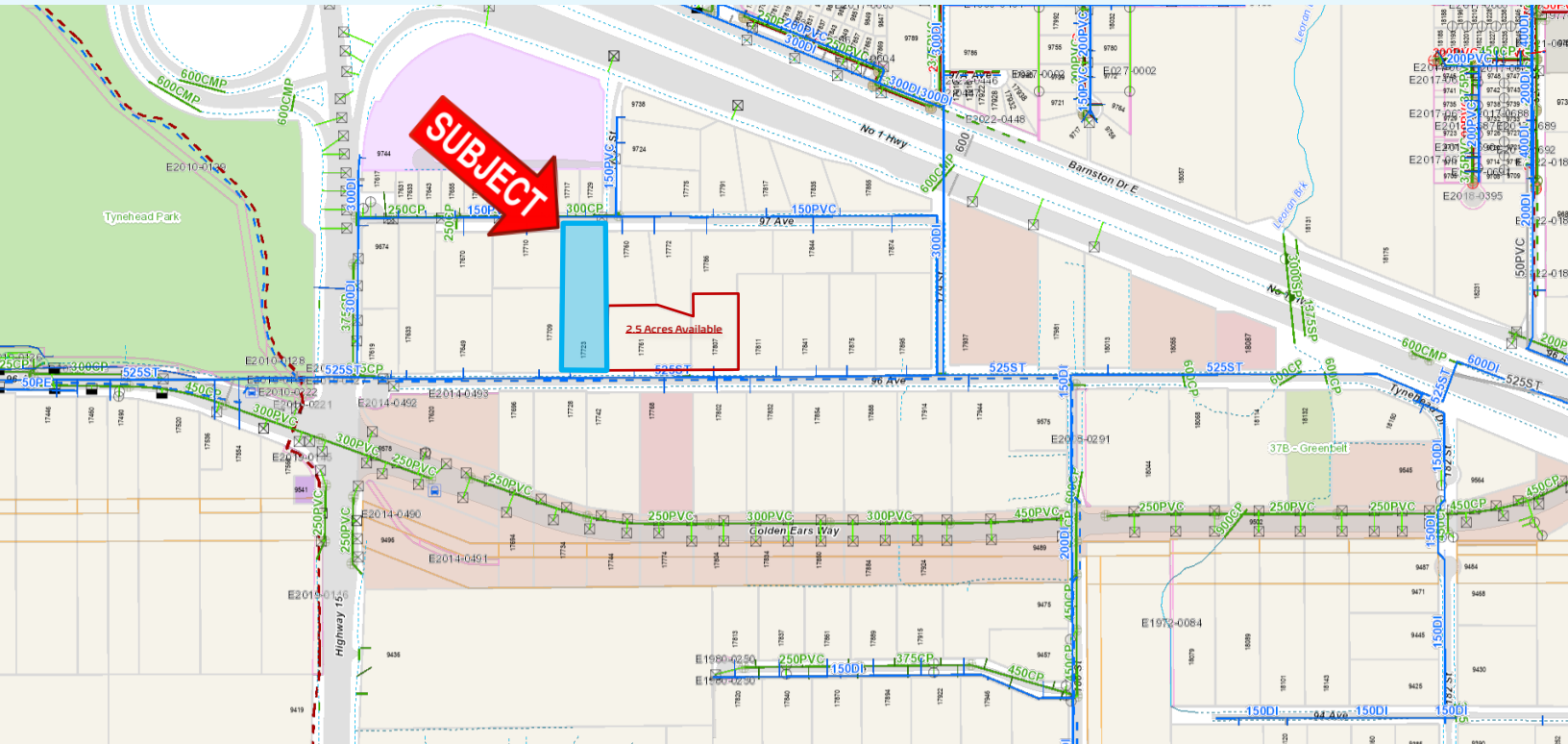


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INFRASTRUCTURE MAP



ACTIVE APPLICATION IN THE NEIGHBOURHOOD

