

# FOR SALE

## 12513 114 AVENUE,

Surrey, BC

Well Located, 1.049 Acre Industrial Property in  
Bridgeview With Flex Zoning



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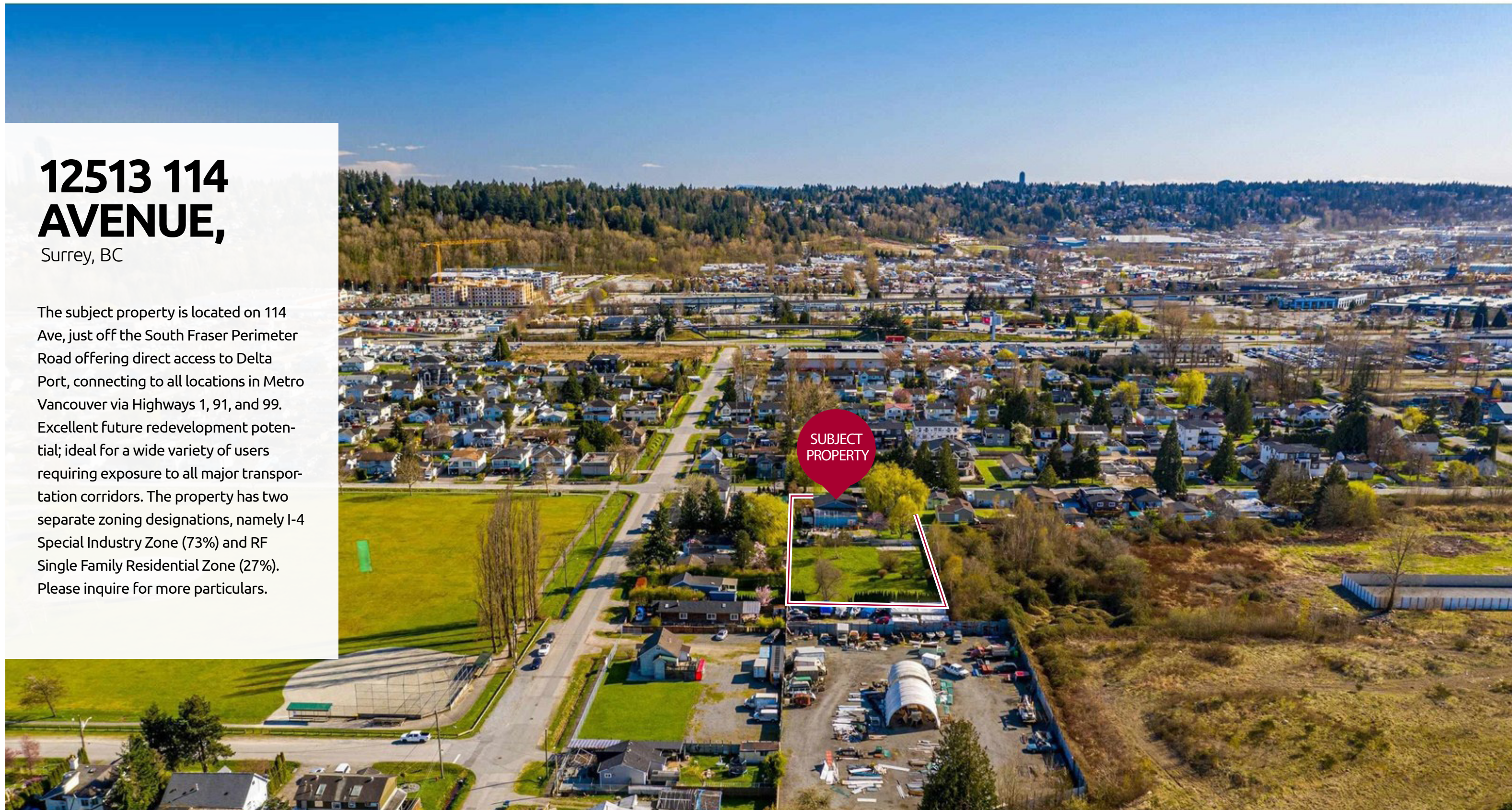
**Sutton**



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The subject property is located on 114 Ave, just off the South Fraser Perimeter Road offering direct access to Delta Port, connecting to all locations in Metro Vancouver via Highways 1, 91, and 99. Excellent future redevelopment potential; ideal for a wide variety of users requiring exposure to all major transportation corridors. The property has two separate zoning designations, namely I-4 Special Industry Zone (73%) and RF Single Family Residential Zone (27%). Please inquire for more particulars.







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## SALIENT DETAILS

LOT SIZE	PID
1.049 Acres	009-651-781
SUBMARKET	
Bridgeview - North Surrey	
IMPROVEMENTS	
Residence: 1,640 SF & Shop: 1,520 SF Shop	
YEAR BUILT	CONSTRUCTION
1950	Wood-Frame
SPLIT ZONING	
I-4 - Special Industry Zone (73%), RF, Residential (27%)	
OCP	
Land Use - Industrial (73%), Land Use - Urban (27%)	
PROPERTY TAXES (2023)	
\$18,984.16	

OFFERED AT  
**\$6,000,000**

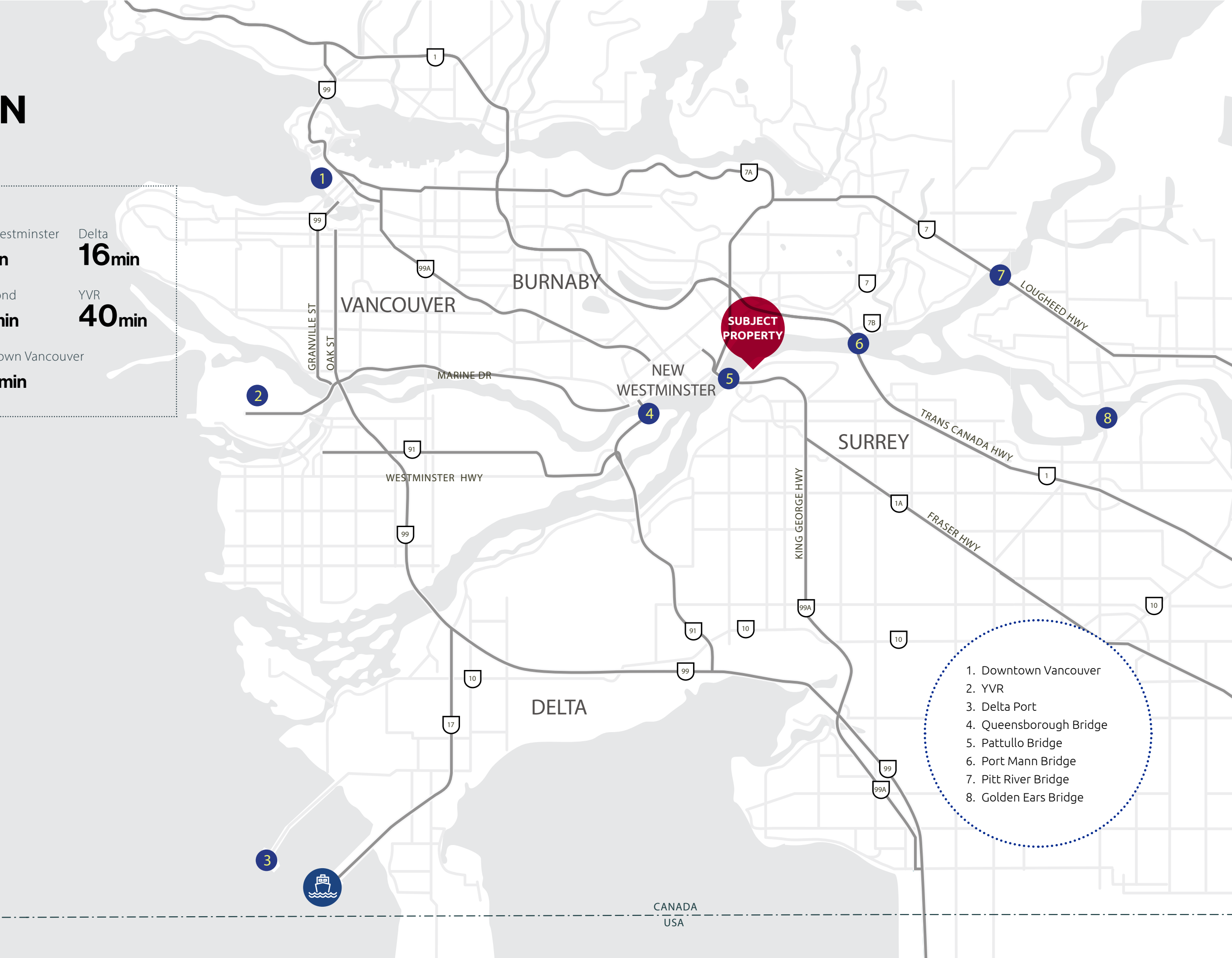




# LOCATION

## DRIVE TIME TO

Downtown Surrey	New Westminster	Delta
<b>8min</b>	<b>9min</b>	<b>16min</b>
Burnaby	Richmond	YVR
<b>24min</b>	<b>31min</b>	<b>40min</b>
US Border	Downtown Vancouver	
<b>30min</b>	<b>50min</b>	



## CONTACT LISTING BROKERS:

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