



# Prime Redevelopment Opportunity

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## 11479 125A Street, Surrey, BC

The subject property is a very well-located property on 125A Street, just off the South Fraser Perimeter Road (Highway #17) offering direct access to Delta Port, connecting to all locations in Metro Vancouver via Highways 1, 91, and 99. 11479 125A Street is a property with excellent future redevelopment potential.

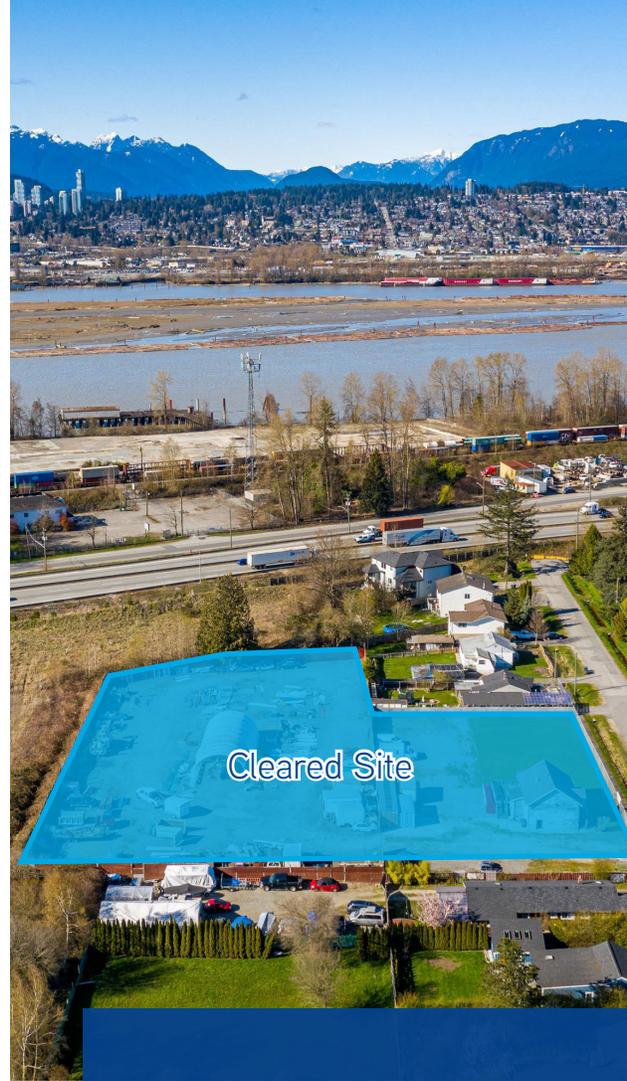
The property is unique carrying two separate zoning designations. I-4 Special Industry Zone and RF Singly Family Residential Zone, with approximately 1.1 acre of I-4 land and 0.497 acres of single family residential zoned land. North Surrey's South Westminster/Bridgeview is an area in transition, providing further opportunity for redevelopment.

# For Sale

## Salient Facts

Civic Address	11479 125A Street, Surrey, British Columbia
PID	006-654-592
Location	On 125A Street, just off the South Fraser Perimeter Road (Highway #17)
Site Area	1.60 Acres
Improvements	Site is cleared for redevelopment
Zoning	I-4 (Special Industry Zone) RF (Residential Family)
Property Taxes	\$51,600.53 (2023)
Comments	There is further opportunity to acquire 12,045.38 SF of the neighbouring property for a total approximate area of 1.88 acres

**Asking Price**      **\$6,980,000**



Cleared Site

## Site Plan



### Contact us:

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