

13163,13173,13181 **116 AVENUE**
SURREY, BC

NEW PRICE

WATCH VIDEO



INDUSTRIAL LAND **FOR SALE**

1.05 TO 1.55 ACRES OF INDUSTRIAL LAND
HIGH EXPOSURE TO SOUTH FRASER PERIMETER ROAD
RARE HIGH IMPACT ZONING

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COMMERCIAL REAL ESTATE SERVICES

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Opportunity

This property presents a unique opportunity for a variety of industrial users. The site presents an excellent and rare opportunity for users or developers to acquire an industrial asset in the South-Westminster Bridgeview Industrial Park. The Vendor will sell all three lots together or just 13173 & 13181 comprising of 1.05 acres.

Features

- » Zoned IL (Light Impact) & IH (High Impact)
- » Municipal services are located at the lot line
- » 13163 116 Avenue contains +/- 1,000 SF home that is rented month-to-month
- » 13173 116 Avenue contains +/- 1,000 SF home, used as an office
- » Gravelled, levelled, fenced & gated

Due Diligence Materials Available

- » Environmental Reports
- » Watercourse Assessment
- » Survey Mortgage Certificates

Possession

Vacant upon closing

Lot	13163	13173	13181	Total
Lot Size (Acres)	0.498	0.468	0.584	1.550
Lot Size (SF)	21,692.88	20,406	25,439.04	67,537.92
BC Assessment	\$3,130,800	\$2,972,500	\$3,561,500	\$9,664,800
Property Taxes	\$26,047.88	\$31,220.23	\$37,368.01	\$94,636.12
Zoning	IL	IL	IH	
Asking Price	Contact Broker	Contact Broker	Contact Broker	



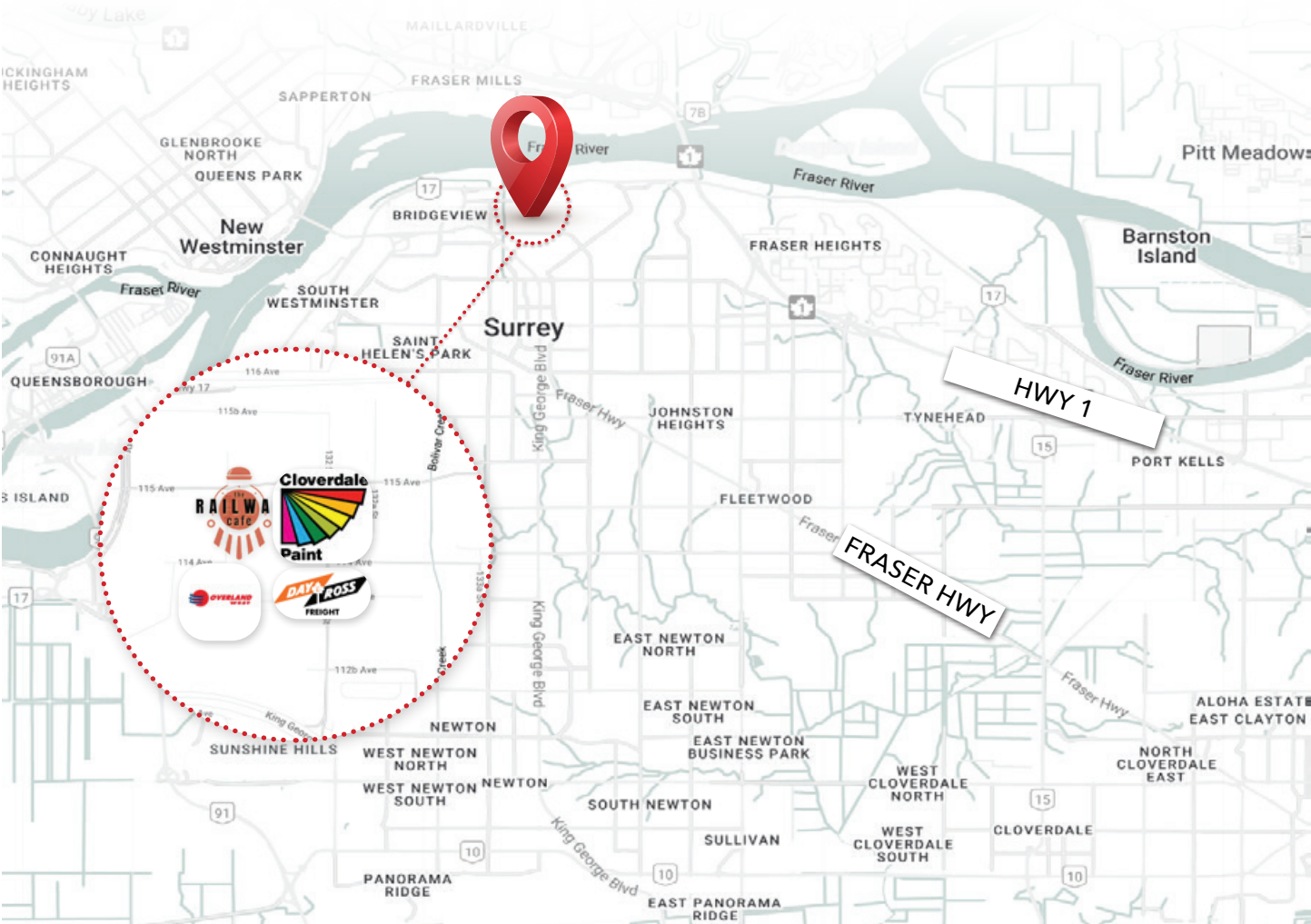
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Location Overview

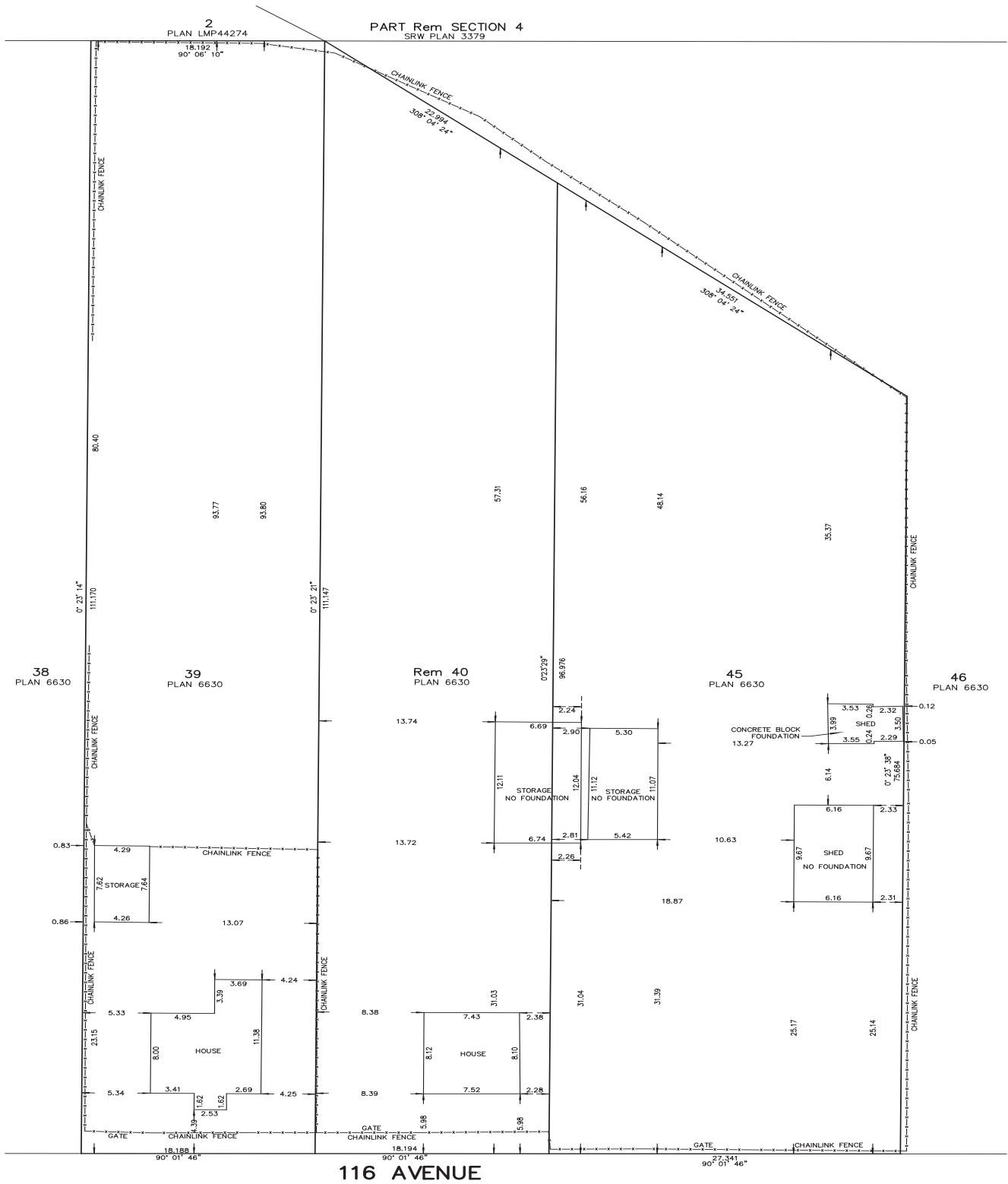
The Property is located within the South-Westminster Bridgeview Industrial Park, home to FedEx, Frito Lay, Williams Machinery, Quik-X, and PCX. The property fronts the South Fraser Perimeter Road (SFPR) and is seconds away from the SFPR Bridgeview Drive interchange. The SFPR is a four-lane highway that provide direct access to Highway 91, DeltaPort, Tilbury/Annacis Island, Port Kells and the Trans-Canada Highway.

Drive Times

- Highway 17**
2 min | 0.5 km
- CN Rail Yard**
4 min | 1.6 km
- Pattullo Bridge**
5 min | 3.3 km
- Fraser Surrey Docks**
10 min | 6.8 km
- Highway 15**
12 min | 11.6 km
- Trans-Canada Highway**
12 min | 11.9 km
- Port Mann Bridge**
14 min | 9.2 km
- Deltaport**
29 min | 35.5 km
- Canada/U.S. Border**
30 min | 38.2 km



Legal Survey



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