

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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## 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
<b>Lot Size (Acres)</b>	0.498	0.468	0.584	1.550
<b>Lot Size (SF)</b>	21,692.88	20,406	25,439.04	67,537.92
<b>BC Assessment</b>	\$3,130,800	\$2,972,500	\$3,561,500	\$9,664,800
<b>Property Taxes</b>	\$26,047.88	\$31,220.23	\$37,368.01	\$94,636.12

<b>Zoning</b>	IL	IL	IH
<b>Asking Price</b>	Contact Broker	Contact Broker	Contact Broker

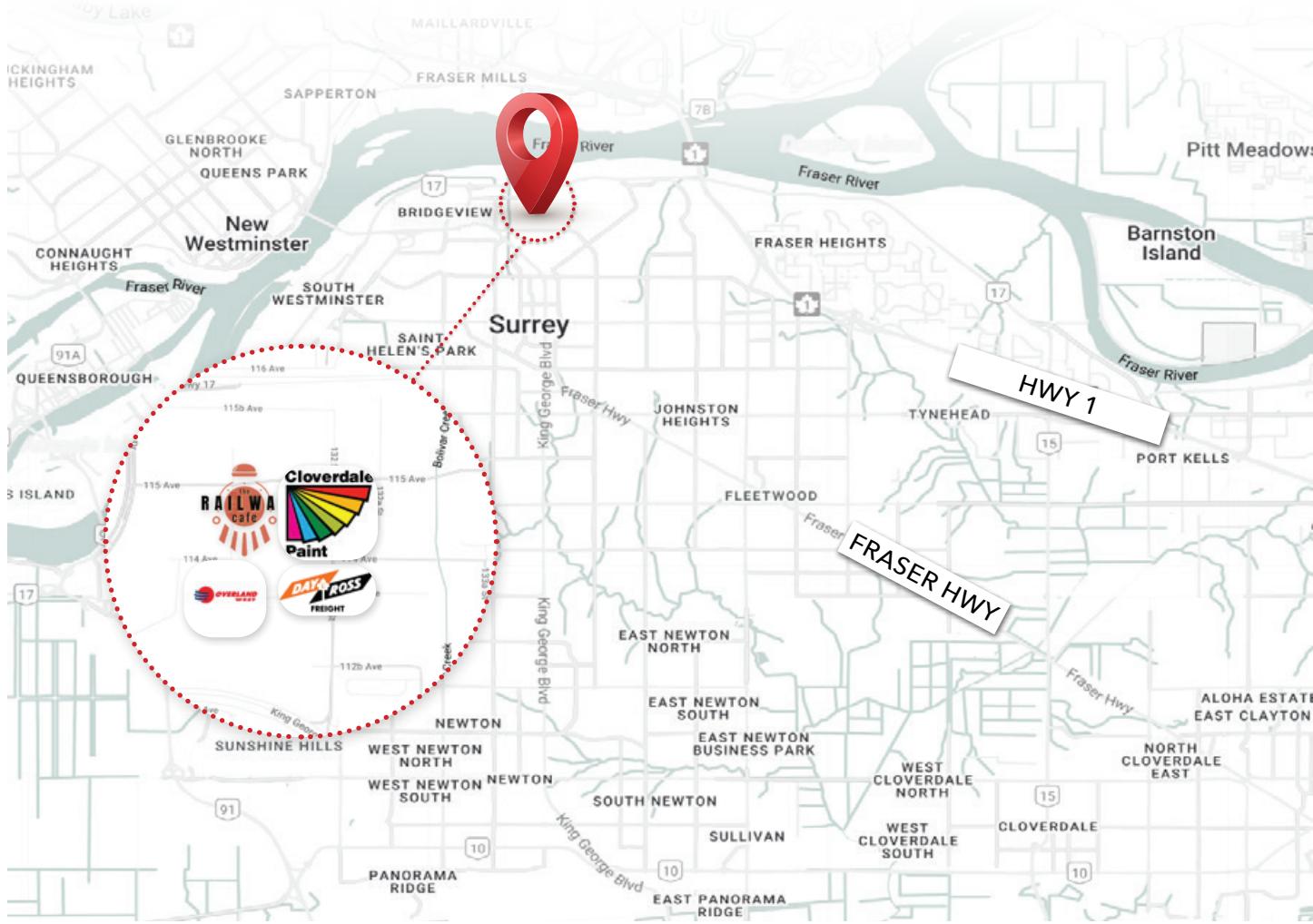


## Location Overview

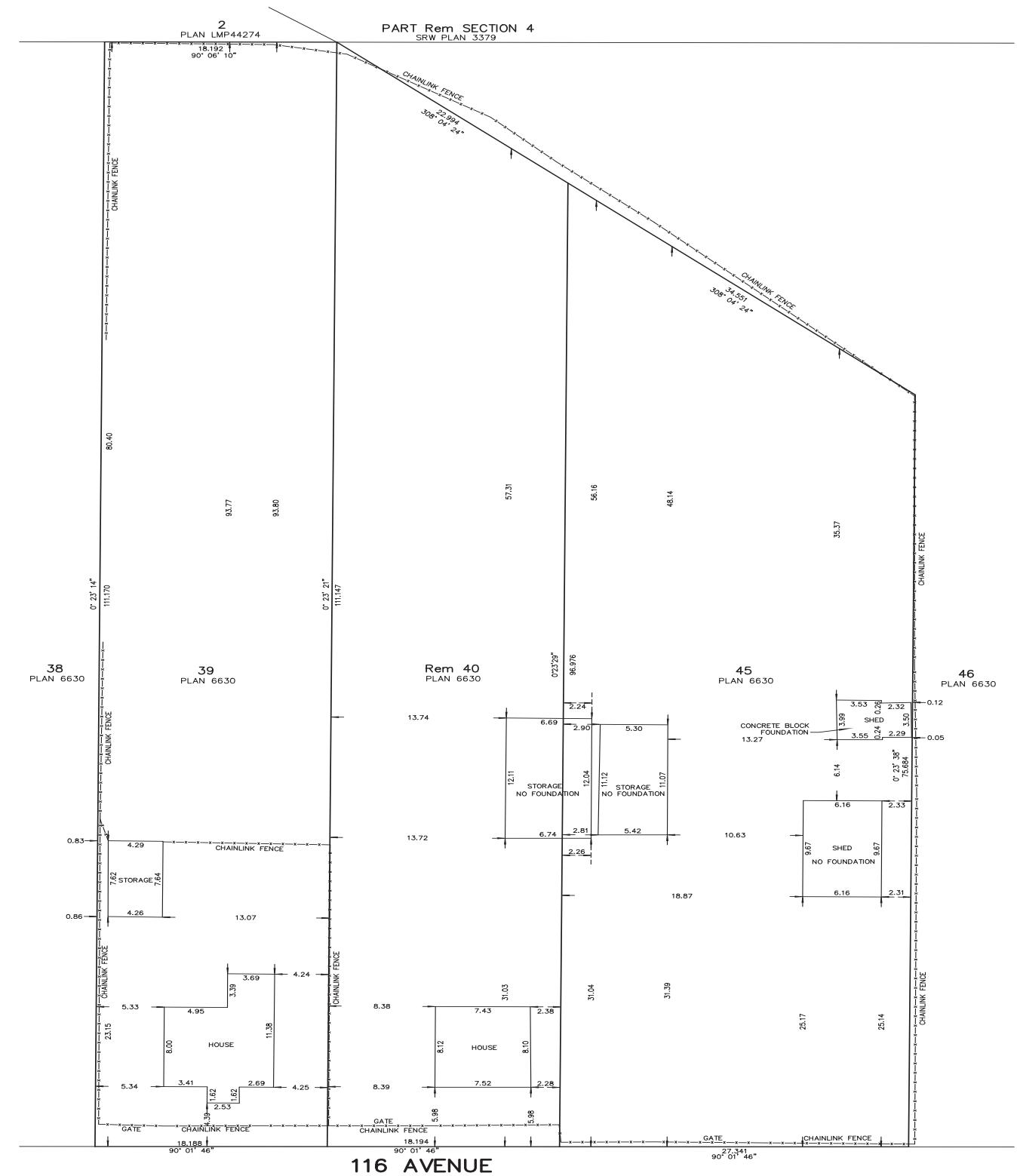
The Property is located within the South-Westminster Bridgeview Industrial Park, home to FedEx, Frito Lay, Williams Machinery, Quik-X, and PCX. The property fronts the South Fraser Perimeter Road (SFPR) and is seconds away from the SFPR Bridgeview Drive interchange. The SFPR is a four-lane highway that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

# Drive Times

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



# Legal Survey



# 13163,13173,13181 116 AVENUE SURREY, BC



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**50** YEARS IN VANCOUVER