

17761 96 Avenue Surrey
17807 96 Avenue Surrey
(Anniedale-Tynehead)

FOR SALE

ROYAL LEPAGE

2.5 Acres Light Industrial



Price: \$12,900,000.00



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
2021



10 ROYAL LEPAGE
TOP TEN AWARD 2021
INDIVIDUAL - NATIONAL



10 ROYAL LEPAGE
TOP TEN AWARD 2021
INDIVIDUAL - BRITISH COLUMBIA



ROYAL LEPAGE
DIRECTOR'S PLATINUM AWARD



Global Force Realty
INDEPENDENTLY OWNED AND OPERATED

Ishwinder Ghag

Personal Real Estate Corporation

Cell: 604-537-4334

Royal LePage Global Fore Realty

104-13049 76 Ave Surrey, BC, V3W 2V7

E-mail: ishwinderghag@gmail.com

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DESCRIPTION:

ADDRESS:	LAND SIZE:	PROPERTY TYPE:	NCP:
17761 & 17807 96 Avenue Surrey	2.5 Acres	Industrial Land	Anniedale-Tynehead

Two properties side by side 1.5 acres + 1 acre = total of 2.5 acres of land. Designated for Light Industrial in Anniedale-Tynehead NCP. Both properties have 4 buildings all together.

- 1) +/-7735 sf 7-year new house
- 2) +/-3033 sf 1959 built house
- 3) +/-1491 sf 1958 built house
- 4) +/-1800 sf shop.

Clear land no creek no trees on both 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. Huge 7735 sf house to live or use as an office while waiting for development. There are a total of 5 rental units on top of the main house which is occupied by the owners.



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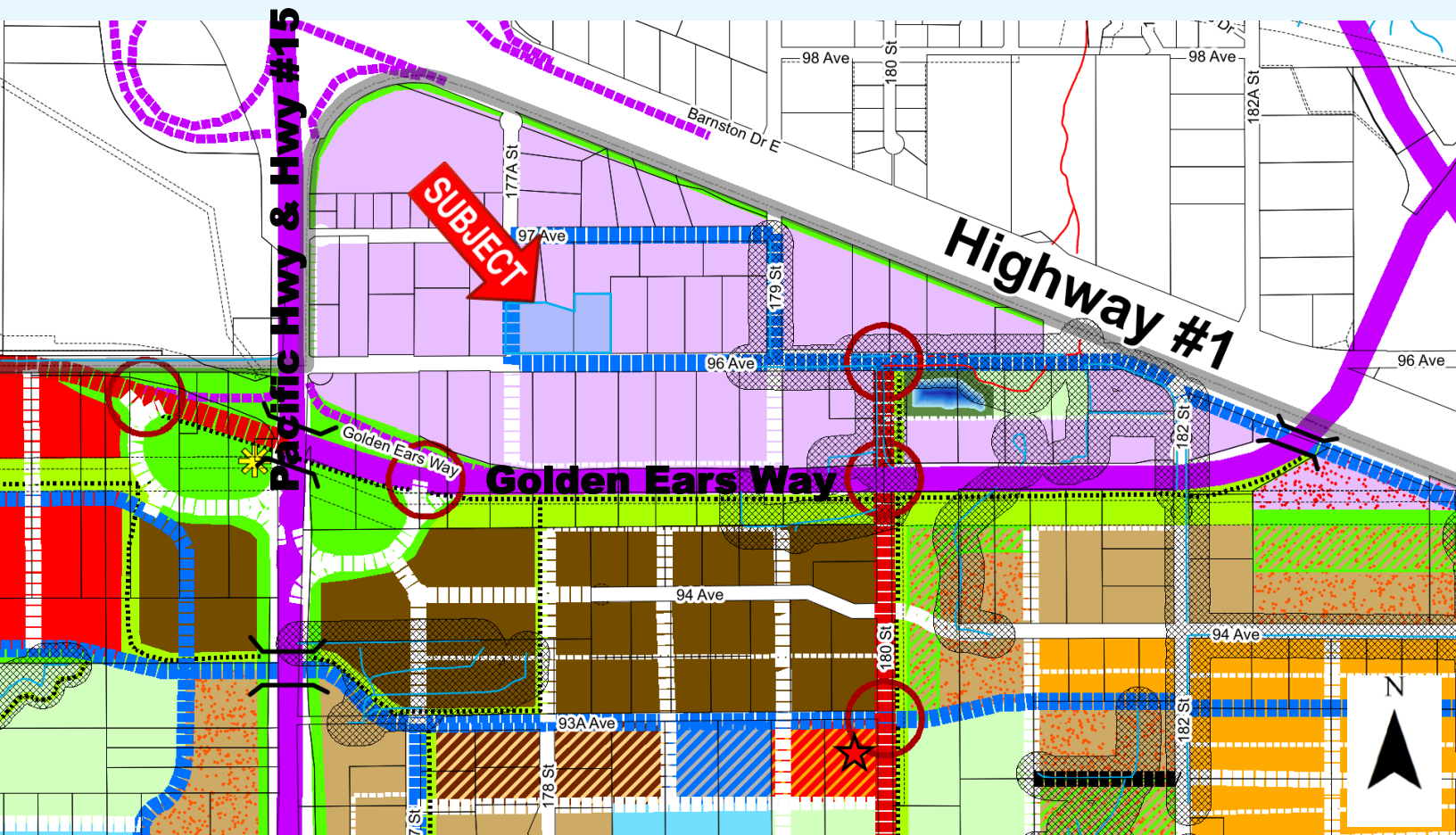
Land Use

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

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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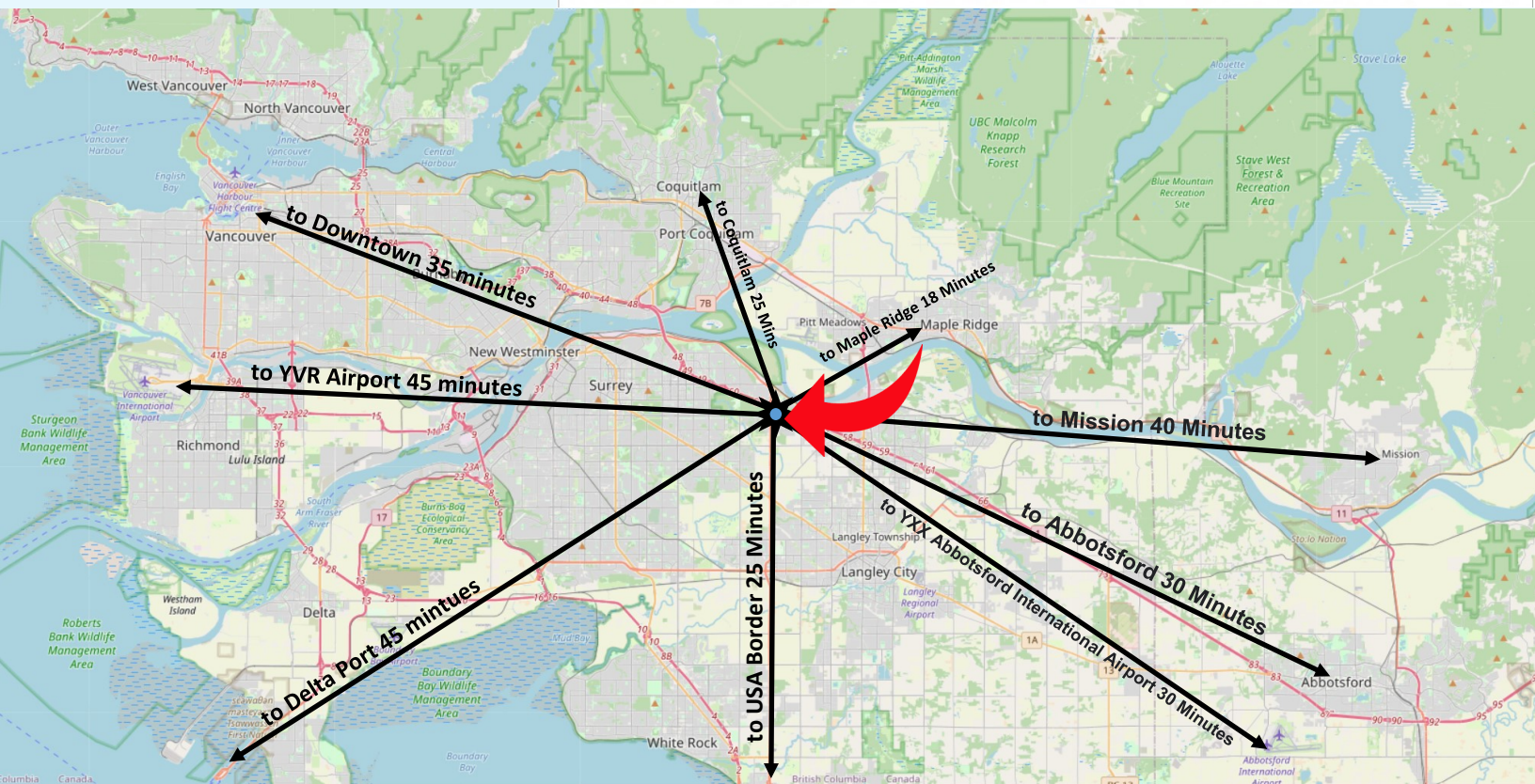
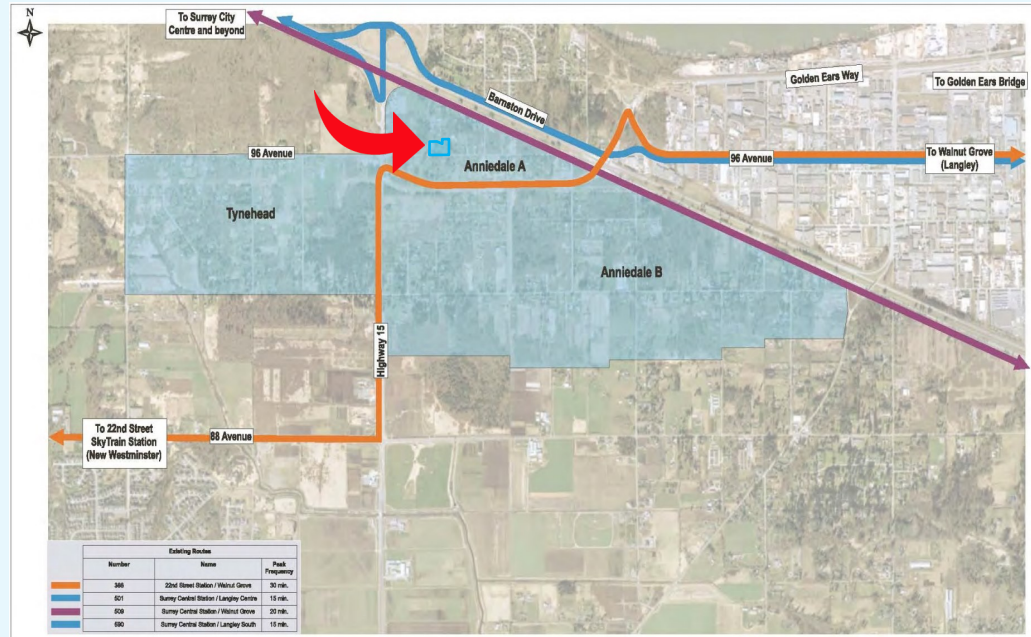
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Location is in the centre of Lower mainland:

- 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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