

For Sale

10202 177A Street, Surrey, BC

**2.29 acre IL zoned, high exposure industrial property
on the South Fraser Perimeter Road**



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**AVISON
YOUNG**

For Sale

Property details

SITE AREA

2.29 acres (99,752 sf)

PID

031-715-851

LEGAL DESCRIPTION

LOT A DISTRICT LOT 389A GROUP 2 NEW
WESTMINSTER DISTRICT PLAN EPP115001

ZONING

IL (Light Impact Industrial Zone) provides flexibility for a wide range of light industrial uses, including but not limited to:

- Warehouse
- Distribution
- Recycling depot
- Outside storage
- Truck parking
- Recreation facilities
- General service and accessory office

AVAILABLE DOCUMENTS

The following additional information pertaining to development and feasibility is available upon the receipt of a signed Confidentiality Agreement:

- Title & Legal Plan
- Phase 1 environmental report
- Geotechnical report
- IL zoning bylaw
- Conceptual site plans

PROPERTY TAXES

\$117,751.42 (2024)

ASKING PRICE

\$11,495,000

Opportunity

Avision Young is pleased to present a rare opportunity to acquire a 2.29-acre industrial land parcel located on the South Fraser Perimeter Road, just outside of Port Kells. This strategic location provides efficient access to all of Greater Vancouver.

Positioned along the Golden Ears Connector, the site offers direct access to Highway 1, Highway 15, and the South Fraser Perimeter Road (Highway 17). This central location supports the efficient movement of goods across the Lower Mainland, to regional ports, and the U.S. border - making it ideal for logistics, warehousing, and distribution users.

The property is zoned IL (Light Industrial), allowing for a broad range of industrial uses, including outside storage.

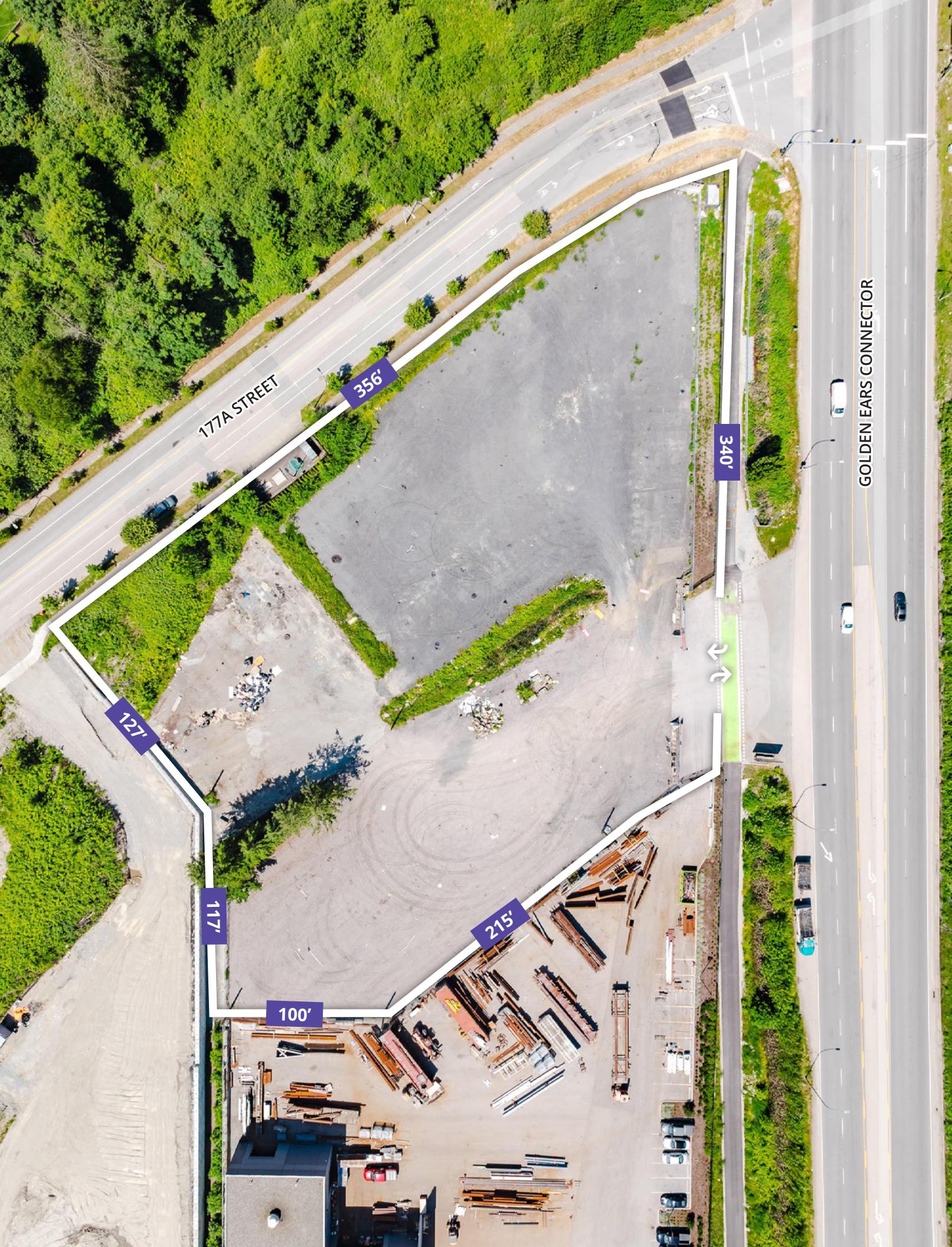
Location

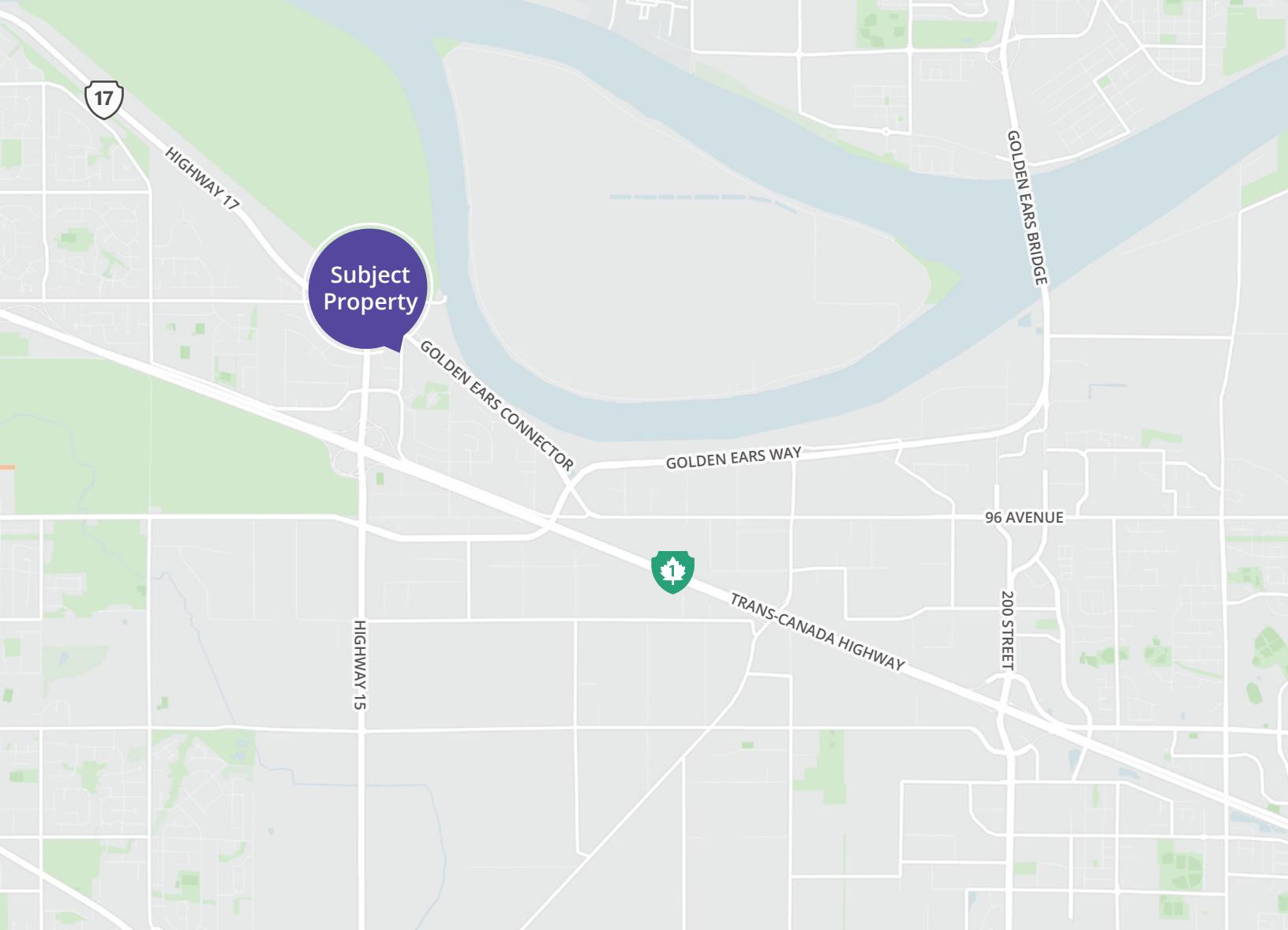
10202 177A Street is located in the heart of Port Kells, one of Surrey's most established and sought-after industrial areas. This central and accessible location is ideal for businesses looking to operate in a connected and business-friendly environment.

Port Kells also offers a skilled workforce, a strong industrial base, and ongoing investment in infrastructure, making it an excellent choice for owner-users, developers, and investors.

Property highlights

- 地块 2.29 acre IL zoned site with services at the lot line
- 位置 Situated just outside of Surrey's highly desirable Port Kells industrial area along the South Fraser Perimeter Road
- 基础设施 Dedicated turning lanes and a controlled intersection with easy access/egress
- 交通 Prime exposure to Highway 17 (South Fraser Perimeter Road), providing direct connections to Highways 1, 15, 91 and 99
- 潜力 Positioned in a rapidly growing industrial area, the property offers significant investment potential and opportunity for long-term appreciation





DRIVE TIMES

Highway 17 (SFPR)	1 minute	Downtown Surrey	18 minutes	US-Canada Border Crossing	30 minutes
Highway 1 (Trans-Canada)	3 minutes	Fraser Surrey Docks	18 minutes	Downtown Vancouver	38 minutes
Patullo Bridge	13 minutes	Langley City	20 minutes	YVR	40 minutes

Contact for more information

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