



Colliers

For Sale

# Income Producing Investment with Owner-User Potential **in Fleetwood**

15957 84 Avenue, Surrey | BC



## Mixed Use – Investment Opportunity

Colliers is pleased to present a unique investment opportunity in one of Surrey's most desirable and rapidly growing neighbourhoods. Located directly across from the Fleetwood Library, the property offers strong exposure, holding income, and excellent long-term redevelopment potential. Surrounded by shopping centres, banks, restaurants, and high-density residential developments, the site is well-positioned for future growth and benefits from convenient access to major transportation routes including Fraser Highway, Highway 1, the Port Mann Bridge, and Highway 15.

### Property Highlights:

- 15 strata titled retail and office units
- Value-add opportunity with under market rents
- Walking distance from future Fleetwood Skytrain Station
- Gross-up potential to increase income for all leases
- Immediate owner-user opportunity on level 3
- Elevator serviced
- Operable windows
- Common washrooms
- Onsite parking with additional street parking

15957 84 Avenue, Surrey, BC , V3S 3X7



200 metres from future Fleetwood Skytrain Station



Access via 84 Avenue



Strata titled commercial building



Opportunity to restructure leases over time to match market rents



Minutes away from Fraser Highway and Port Mann Bridge



Easy access to transit, essential amenities, and parks







# Salient Details

Civic Address	15957 84 Avenue, Surrey BC, V4N 0W7
Building Area	+/- 15,000 SF
Parking	27 stalls + street parking along 84 Avenue
Zoning	C-15: Town Centre Commercial Zone
Site Area	+/- 16,800 SF
Gross Property Tax (2025)	\$94,508.63
Stabilized NOI	Contact Listing Agents
Asking Price	\$9,500,000

# Current Zoning

## C-15 PERMITTED USES

The Town Centre Commercial Zone accommodate and regulate the development of retail and service commercial facilities, offices, recreation and associated uses as well as residential uses such as:

- Retail stores
- Personal service uses
- Eating establishments
- Neighborhood pub
- Office uses
- General service uses
- Community services
- Indoor recreational facilities
- Child care centres



## 15957 84 Avenue





## Location Overview

15957 84 Avenue is located in the heart of Fleetwood Town Centre—one of Surrey's fastest-growing and most strategically planned urban nodes. Positioned along a busy arterial corridor, the property enjoys high visibility, strong foot traffic, and convenient access to public transit. Surrounded by a mix of retail, office, and community amenities including Fleetwood Library, community centre, cafés, banks, and professional services, it offers a vibrant commercial environment that serves a growing and diverse population.

The area is undergoing significant transformation, supported by the upcoming Surrey-Langley SkyTrain extension, with a future station just minutes away at Fraser Highway and 160 Street. This new transit connection will further enhance accessibility and long-term growth. With flexible C-15 Town Centre Commercial zoning and proximity to key transportation routes like Fraser Highway and Highway 1, the property is well-positioned for continued commercial demand and redevelopment potential in one of Surrey's most dynamic neighbourhoods.



## Demographics



Average Household Income  
\$134,262.38



Median Age  
36.9



Total Population  
(2024)  
212,257



Projected total  
population (2029)  
235,227



Employment Rate  
94.1%

\*Based on 5 km radius in 2024





## 15957 84 Avenue, Surrey BC

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## Offering Process

All prospective purchasers are invited to submit Offers to Purchase through Colliers for consideration by the Vendor.

### Colliers Canada | Surrey

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