5680 176A ST

CLOVERDALE BC

Rare freestanding medical/professional owner-user opportunity near the future Surrey Hospital.

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A Rare Owner-Occupier Opportunity

IN THE HEART OF CLOVERDALE

5680 176A Street presents a unique opportunity for medical, professional, and commercial owner-users to secure a highly visible and strategically positioned property within one of Surrey's fastest-evolving commercial nodes.

Located just minutes from the future Surrey Hospital and BC Cancer Centre in Cloverdale, the property is exceptionally well-positioned to benefit from significant long- term growth, increased healthcare demand, and continued investment throughout the surrounding area.

The existing improvements provide functional and flexible space suitable for a variety of professional and medical uses, while the property's prominent location offers excellent accessibility, exposure, and convenience for both staff and clientele.

As healthcare infrastructure, population growth, and commercial activity continue to expand throughout Cloverdale, opportunities to establish a long-term presence in the immediate area are becoming increasingly limited.

In addition to immediate owner-user functionality, the property also offers future redevelopment and land appreciation potential within an evolving commercial corridor, providing purchasers with both operational utility today and strategic upside over the long term.

IDEAL FOR

- Medical clinics
- Dental practices
- Specialist healthcare users
- Physiotherapy & rehabilitation
- Counselling & wellness services
- Professional offices
- Legal & accounting firms
- Educational or community uses
- Long-term owner-occupiers

PROPERTY HIGHLIGHTS

- Rare freestanding commercial building in the heart of Cloverdale
- Approx. 5,054 SF single-storey professional office building
- Excellent owner-occupier opportunity for medical and professional users
- Existing layout includes reception area, private offices, boardroom, lunchroom & file room
- Minutes from the future Surrey Hospital & BC Cancer Centre
- Prominent corner exposure to both 176A Street and 57 Avenue
- Functional and approachable building design ideal for client-facing businesses
- Approx. 20 on-site parking stalls plus additional street parking
- Well-maintained existing improvements
- Strong long-term growth corridor within Cloverdale Town Centre
- Future redevelopment and land appreciation potential
- Full municipal servicing in place
- Strategic location with excellent accessibility through-out Surrey and Langley
- Located within one of Surrey's most established and recognizable commercial communitie

SALIENT DETAILS

CIVIC ADDRESS	5680 176A Street, Cloverdale, BC
LEGAL DESCRIPTION	LOT "B" (X34576E) BLOCK 14 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 2107
PID	002-047-306
PROPERTY TYPE	Single Storey Commercial Office Building
SITE SIZE	15,844.35 sq. ft.
BUILDING SIZE	5,054 sq. ft.
ZONING	C15 – Town Centre Commercial Zone
OFFICIAL COMMUNITY PLAN	Town Centre
YEAR BUILT	1984
PARKING	Paved surface parking with 20 stalls, plus street parking available
OCCUPANCY	VACANT POSSESSION
PROPERTY TAXES	$22,952.24
ASKING PRICE	Contact Listing Brokers for price guidance

POSITIONED

NEAR SURREY'S NEW HEALTHCARE HUB

Located just minutes from the future Surrey Hospital and BC Cancer Centre, the property is strategically positioned to benefit from one of the largest healthcare infrastructure investments currently underway in the Fraser Valley.

The new regional hospital and cancer centre is expected to significantly expand healthcare services, employment, patient traffic, and supporting professional demand throughout the Cloverdale area, further strengthening the long-term appeal of nearby medical and professional office locations.

As the surrounding healthcare ecosystem evolves, opportunities for owner-users to secure established freestanding commercial properties in close proximity to the hospital campus are expected to become increasingly limited.

57 Ave

176A ST

56 Ave

Cloverdale Bypass

STRATEGICALLY LOCATED

IN THE HEART OF CLOVERDALE

The property is ideally situated within Cloverdale Town Centre, one of Surrey's most established and rapidly growing commercial districts. Positioned at the corner of 176A Street and 57 Avenue, the property offers excellent accessibility and exposure with convenient connections to Highway 10, Highway 15, Langley, and the broader Fraser Valley.

Located just minutes from the future Surrey Hospital and BC Cancer Centre, the property is exceptionally well suited for medical and professional users seeking long- term presence within an emerging healthcare corridor. The surrounding area features a strong mix of commercial businesses, professional offices, retail amenities, restaurants, and residential neighbourhoods, supporting continued growth and long-term value within the Cloverdale community.

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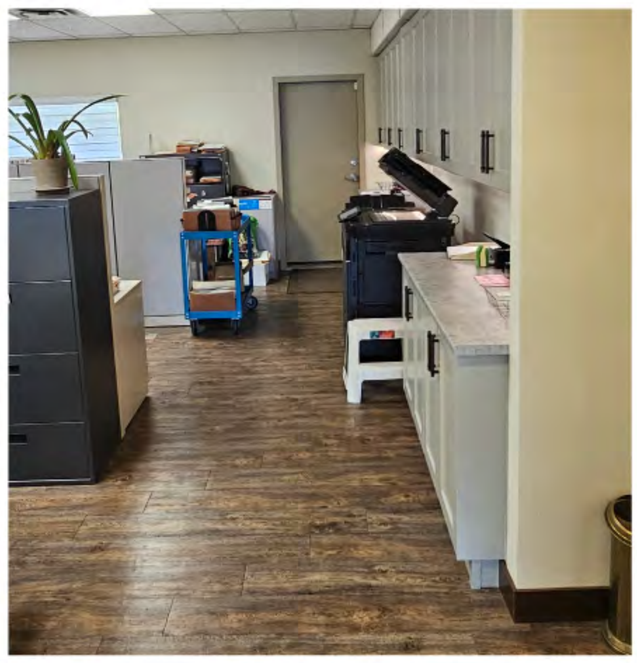

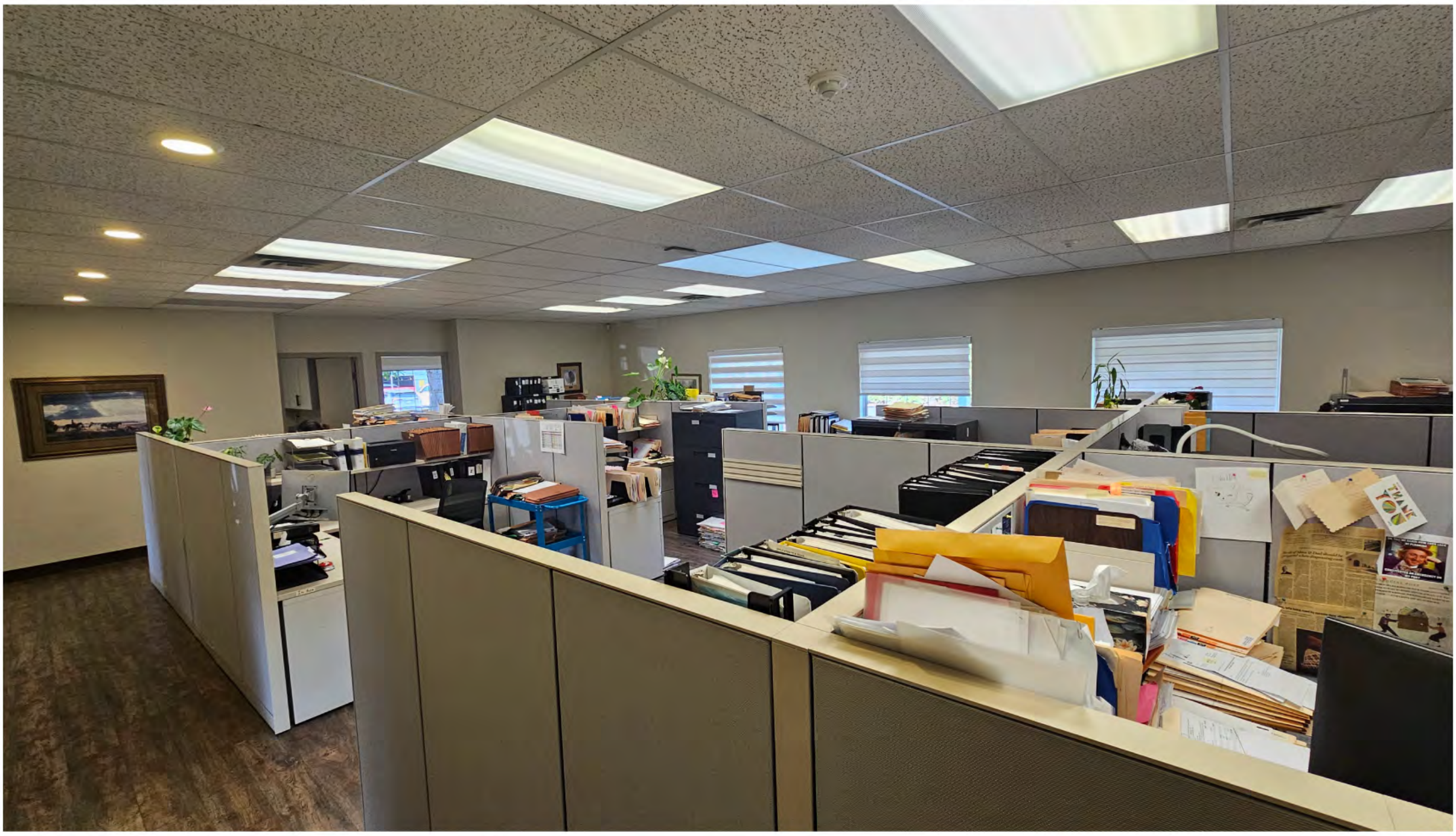

5680 176A ST

FLOOR PLAN

5,054 sq.ft.

Future Redevelopment & Intensification Potential

Located within Surrey's evolving Cloverdale Town Centre, the property benefits from both its existing C-15 Town Centre Commercial zoning and the long-term planning framework established under the Surrey 2050 Official Community Plan.

Under the current Surrey 2050 framework, properties within this area may fall under the Low-Rise II (LOW2) or Mid-Rise II (MID2) land use designations, supporting future mixed-use commercial and residential development subject to municipal approvals and rezoning. The City's updated planning direction for Cloverdale reflects continued investment in housing, healthcare infrastructure, and commercial intensification throughout the Town Centre area.

	Current	Surrey 2050 Direction
Zoning	C-15 Town Centre Commercial	Unchanged (until rezoning)
OCP Designation	Town Centre	Likely Low-Rise II or Mid-Rise II
Density potential	Low-rise commercial	6–25 storeys mixed-use (if Mid-Rise II)
Ground Floor	Commercial	Commercial required on arterial frontage

DEVELOPMENT HIGHLIGHTS

- Strong underlying land value fundamentals
- Located within a growing commercial and industrial corridor
- Potential future intensification opportunities
- Strategic long-term hold opportunity
- Limited regional land supply supporting future demand

The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers should conduct their own independent investigations and due diligence regarding the property and all related matters.
This offering is subject to prior sale, withdrawal, price change, or modification without notice.

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