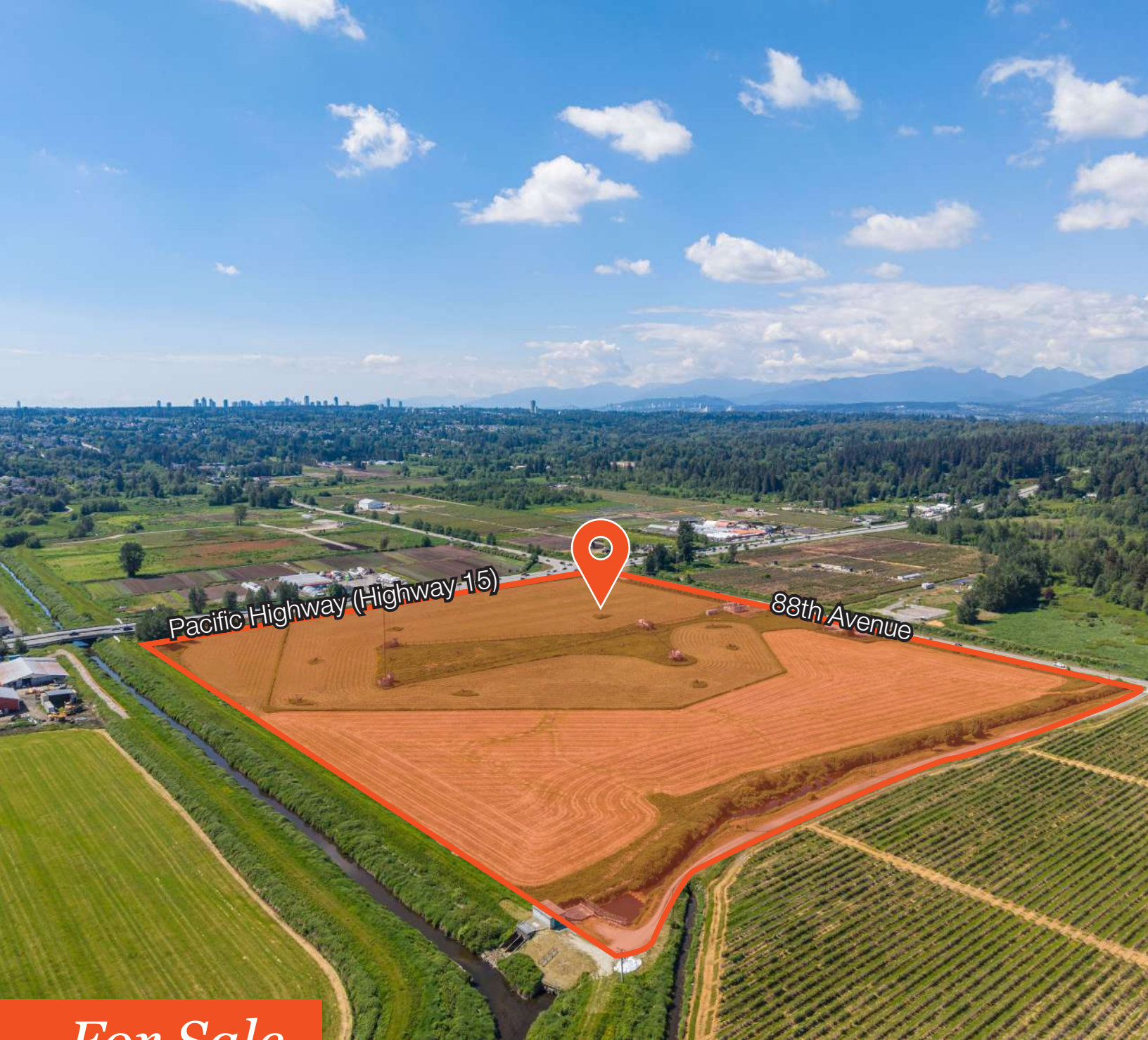




For Sale

17606 88th Avenue Surrey, BC

42.3 acres of Agricultural Land

Lennard:

520-800 West Pender Street, Vancouver
604.636.2620 • lennard.com

Allon Shapiro Personal Real Estate Corporation
Executive Managing Director
D. 604.636.2626 • C. 604.307.6136
ashapiro@lennard.com

17606 88th Avenue Surrey, BC



 Total Site Size
 **42.363 acres**
Site Size
1,415 feet of frontage
along 88th Avenue and
1,188 feet of frontage along
176th Street

 Zoning
A-1 - Agricultural

 Assessed Value
\$7,256,000
Property Taxes
\$64,136
Asking Price
\$7,000,000

Property Highlights

 Located on the South East
Corner of 88th Avenue and
176th Street (Highway 15)

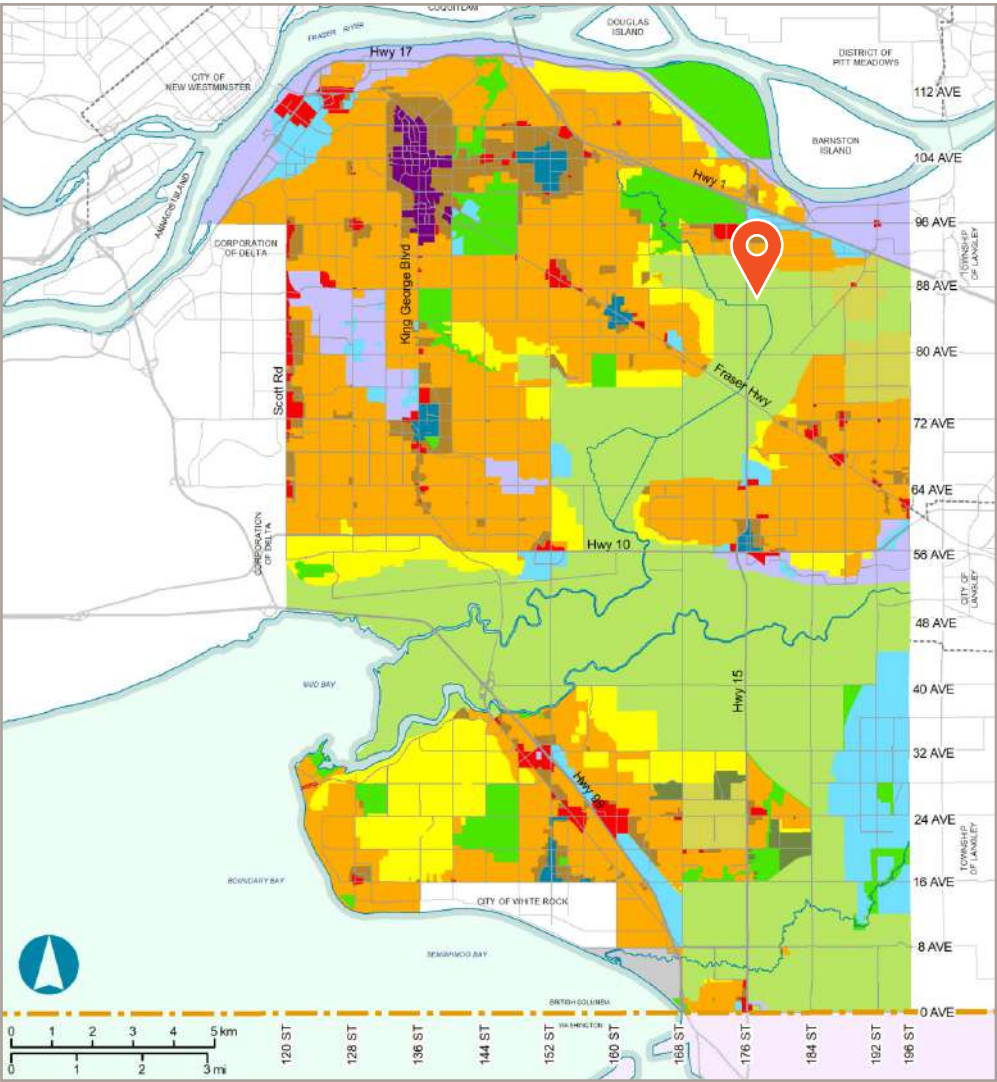
 Currently Improved With 4
Radio Towers

 Short Term Lease With Punjab
Radio and Global Wireless

 Level and Rectangular
in Shape

Land Use

-  Conservation & Recreation
-  Agricultural
-  Rural
-  Suburban
-  Suburban - Urban Reserve
-  Urban
-  Multiple Residential
-  Commercial
-  Industrial
-  Mixed Employment
-  Town Centre
-  Downtown
-  First Nations Reserve

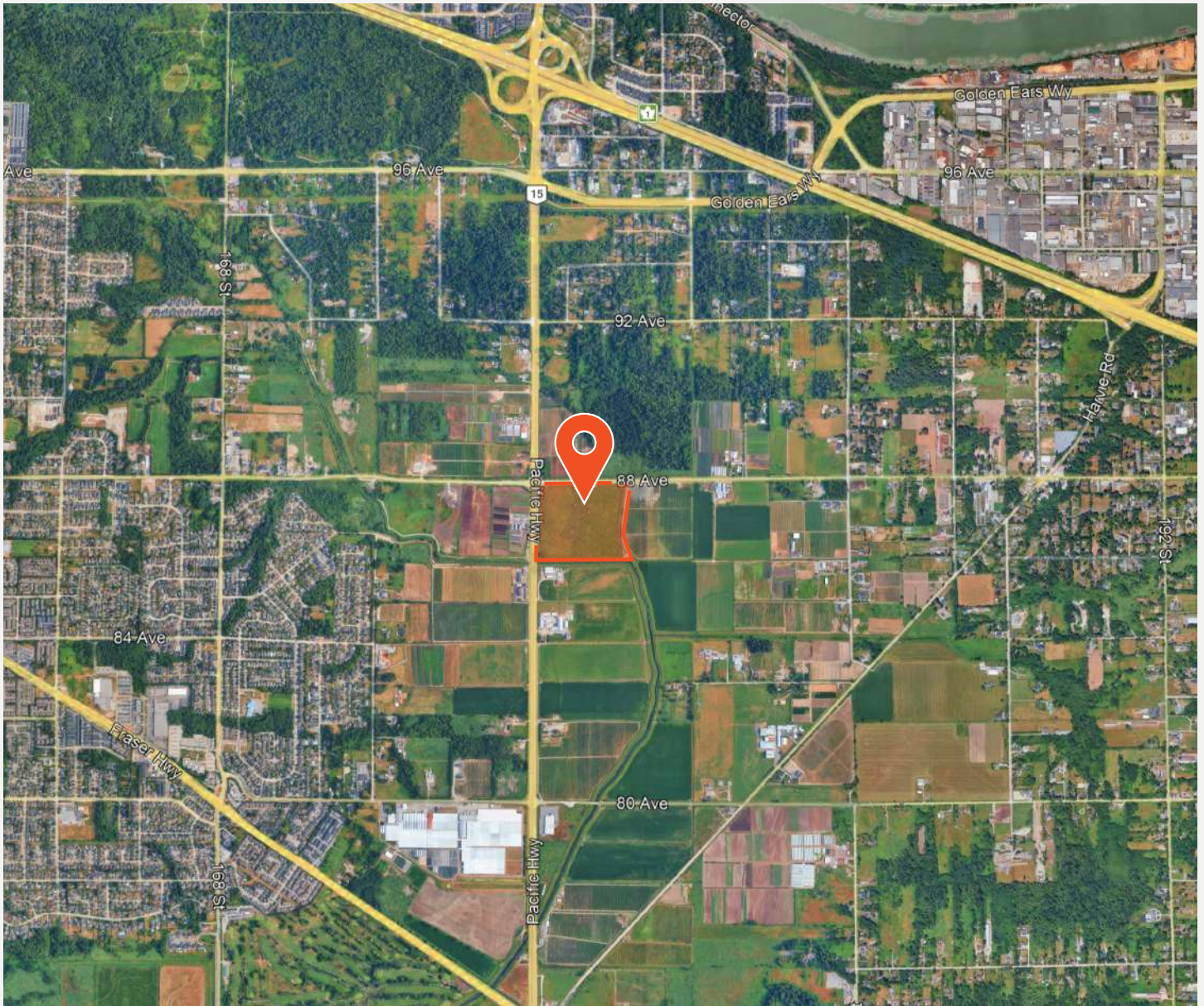


Agricultural

The AGRICULTURAL designation is intended to support agriculture, complementary land uses and public facilities. This designation includes lands within the Agricultural Land Reserve (ALR) as well as rural lands outside the ALR that are used for farming and various other complementary uses.

For property located within the Agricultural Land Reserve, uses are permitted in accordance with the Agricultural Land Commission Act, the regulations and the orders of the Agricultural Land Commission (ALC) and the Farm Practices Protection Act. Non-farm uses require the approval of the ALC.

ALR land exclusion applications are not supported except where there is a demonstrated clear benefit to agriculture within Surrey and where, for every 1 hectare of land removed from Surrey's ALR, a minimum of 2 hectares of land is added into the ALR within Surrey.



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