

FOR SALE

RE/MAX
COMMERCIAL

APPROVED MIXED-USE 3 STORY BUILDING

EXCEPTIONAL INVESTMENT OPPORTUNITY

12758 28 AVE, SURREY, BC V4A 2P4

\$3,288,000

10,880.00 SF

Lot Size

19,020 SF

Total GFA

12 RESIDENTIAL UNITS

6-2bed, 6-1 bed units

Rare opportunity to acquire an approved 3-storey mixed-use development site in the heart of Crescent Beach. The project includes approximately 1,685 SF of ground-floor commercial space and 12 residential units above, offering strong long-term investment potential. Located within walking distance to the beach, shops, restaurants, and local amenities, this prime redevelopment property combines a sought-after coastal location, limited development supply, and excellent future growth prospects.

HIGHLIGHTS

- Approved 3-Storey Mixed-Use Development
- 12 Residential Units + 1,685 SF Commercial Space
- Prime Crescent Beach Location
- Walking Distance to Beach, Shops & Restaurants
- Strong Long-Term Investment & Growth Potential

Jeff Copland

PERSONAL REAL ESTATE CORPORATION

778-839-4530

FraserValleyCommercial.ca

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Serving White Rock, South Surrey & the Fraser Valley

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— PROPERTY DETAILS

Address: 12758 28 Ave, Surrey, BC V4A 2P4, Canada

Proposed building size: 19,020 SF

Zoning: CG-2/CD

Occupancy: Vacant

Property Type: Mixed use commercial

Lot Size: 0.25 Acres

PID: 018-546-650

MLS® #: C8079203

— PROPERTY PHOTOS



FINANCIAL OVERVIEW

\$3,288,000

Asking price

\$12,303.00

Property taxes

LOCATION & ACCESS



5 min

To Highway



Crescent Beach, South Surrey

Business / Industrial Park



White Rock / Surrey

25–35 km to city centre



10–15 min

To U.S. Border

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CONTACT JEFF COPLAND FOR MORE INFORMATION

A confidentiality agreement may be required. All information from sources believed reliable; not an offer for sale. Measurements approximate. E.&O.E.

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