13163,13173,13181 **116 AVENUE**
SURREY, BC

NEW PRICE

INDUSTRIAL LAND **FOR SALE**

1.05 TO 1.55 ACRES OF INDUSTRIAL LAND

HIGH EXPOSURE TO SOUTH FRASER PERIMETER ROAD

RARE HIGH IMPACT ZONING

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Opportunity

This property presents a unique opportunity for a variety of industrial users. The site presents an excellent and rare opportunity for users or developers to acquire an industrial asset in the South-Westminster Bridgeview Industrial Park. The Vendor will sell all three lots together or just 13173 & 13181 comprising of 1.05 acres.

Features

» Zoned IL (Light Impact) & IH (High Impact)
» Municipal services are located at the lot line
» 13163 116 Avenue contains +/- 1,000 SF home that is rented month-to-month
» 13173 116 Avenue contains +/- 1,000 SF home, used as an office
» Gravelled, levelled, fenced & gated

Due Diligence Materials Available

» Environmental Reports
» Watercourse Assessment
» Survey Mortgage Certificates

Possession

Vacant upon closing

Lot	13163	13173	13181	Total
Lot Size (Acres)	0.498	0.468	0.584	1.550
Lot Size (SF)	21,692.88	20,406	25,439.04	67,537.92
BC Assessment	$3,130,800	$2,972,500	$3,561,500	$9,664,800
Property Taxes	$26,047.88	$31,220.23	$37,368.01	$94,636.12
Zoning	IL	IL	IH	
Asking Price	Contact Broker	Contact Broker	Contact Broker	

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Location Overview

The Property is located within the South-Westminster Bridgeview Industrial Park, home to FedEx, Frito Lay, Williams Machinery, Quik-X, and PCX. The property fronts the South Fraser Perimeter Road (SFPR) and is seconds away from the SFPR Bridgeview Drive interchange. The SFPR is a four-lane highway that provide direct access to Highway 91, DeltaPort, Tilbury/Annacis Island, Port Kells and the Trans-Canada Highway.

Drive Times

Highway 17
2 min | 0.5 km

CN Rail Yard
4 min | 1.6 km

Pattullo Bridge
5 min | 3.3 km

Fraser Surrey Docks
10 min | 6.8 km

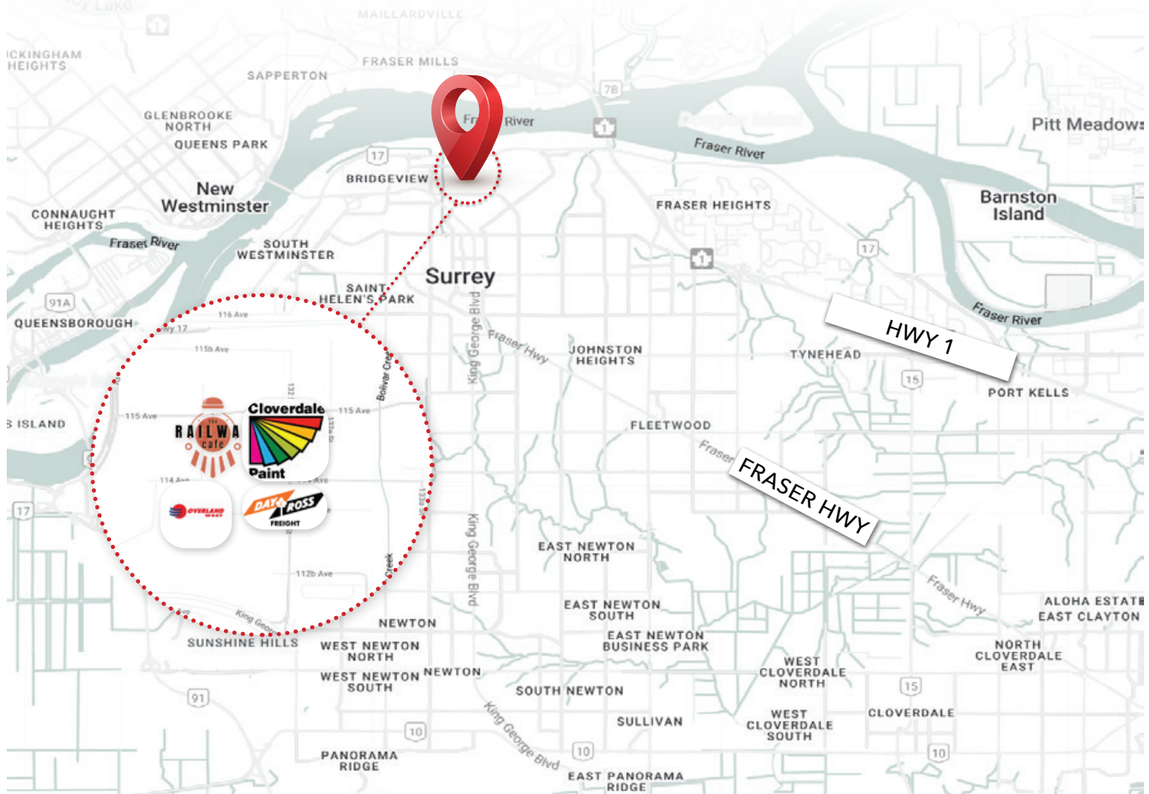
Highway 15
12 min | 11.6 km

Trans-Canada Highway
12 min | 11.9 km

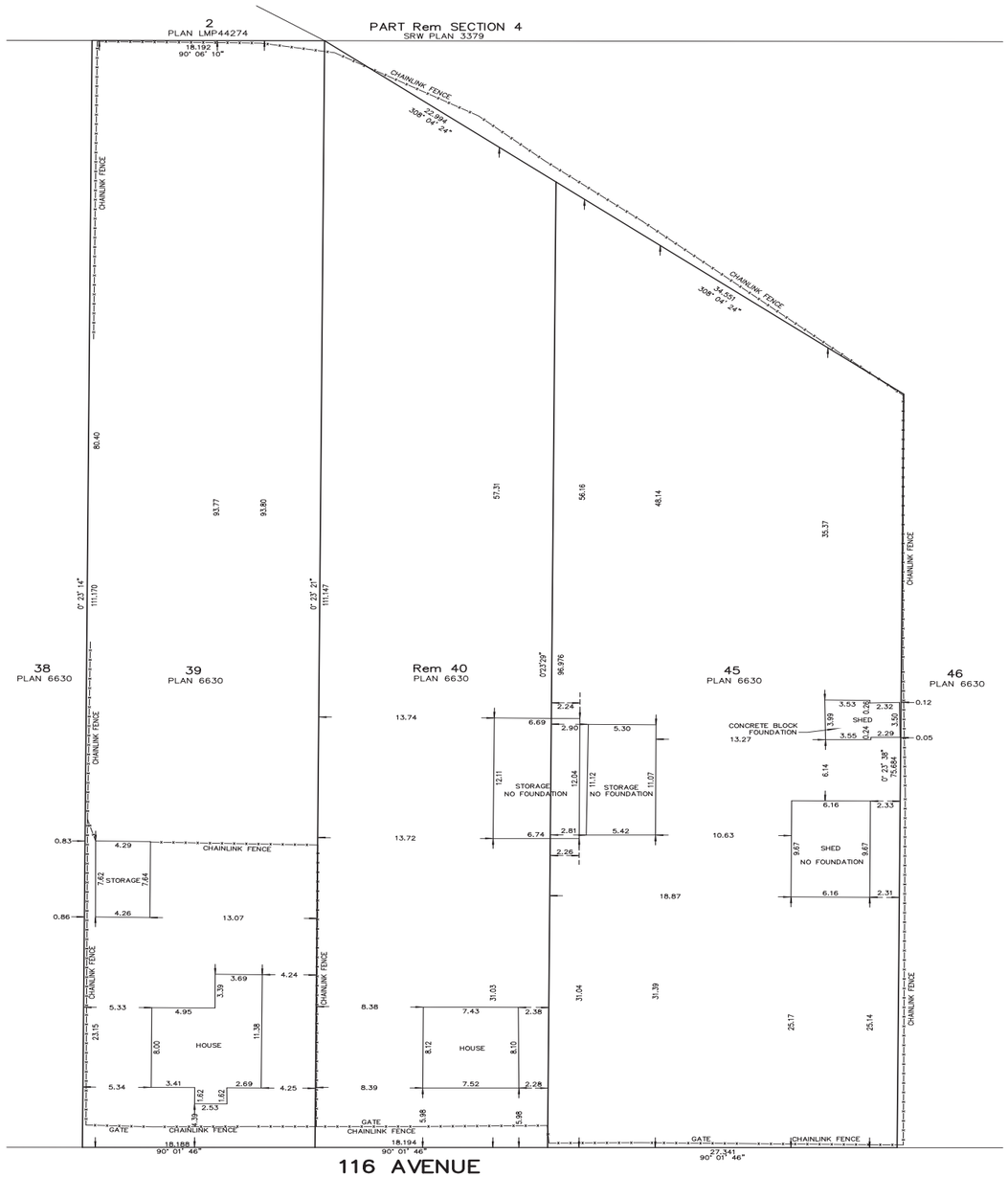
Port Mann Bridge
14 min | 9.2 km

Deltaport
29 min | 35.5 km

Canada/U.S. Border
30 min | 38.2 km



Legal Survey



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CELEBRATING OVER 50 YEARS IN VANCOUVER