

**AVISON
YOUNG**

For Sale

10581 Scott Road and 10610 Span Road
Surrey, BC

NEW PRICE
\$4.5 million



Approximately 6,000 sf on 0.54 acres
of industrial land

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Property details

ZONING

IL-1 (Light Impact Industrial) allowing for a wide range of industrial uses, including manufacturing and distribution as well as selected office uses.

AVAILABILITY

30 days

PROPERTY TAXES (2023)

\$35,300.11

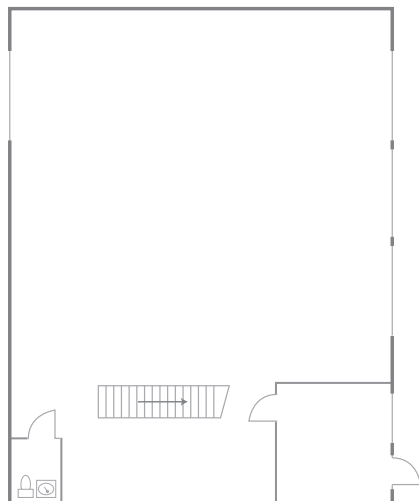
ASKING PRICE

~~\$4.75 million~~

\$4.5 million

Main building

Ground floor



Mezzanine



Opportunity

To purchase approximately 6000 sf on .54 acres of land with direct exposure onto Scott Road. This high visibility site is ideally set up for automotive/truck repair.

Location

Located on Scott Road with additional access to the Property from Span Road. This location offers easy access to all parts of the Lower mainland via the Fraser Perimeter Road (Hwy 17), excellent transportation links to the Trans-Canada Highway, U.S. Border, Vancouver's downtown core and Vancouver International Airport.

Property highlights



Three (3) bay configuration



Four (4) oversized grade level loading doors



Clear span building



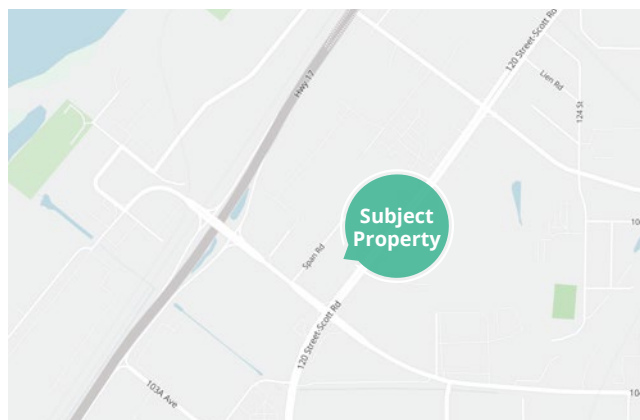
Small office



Mezzanine



Fenced and paved yard area



#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

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**AVISON
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