

1.544 Acres Light Industrial



Price: \$5,980,000.00



Ishwinder Ghag
Personal Real Estate Corporation
Cell: 604-537-4334
Royal LePage Global Fore Realty
306-15300 54a Ave Surrey, BC, V3S 8R7
E-mail: ishwinderghag@gmail.com

This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Royal LePage Global Force Realty.

1.544 Acres Light Industrial

DESCRIPTION:

<u>ADDRESS:</u>	<u>LAND SIZE:</u>	<u>PROPERTY TYPE:</u>	<u>NCP:</u>
17895 96 Avenue Surrey	1.544 Acres	Industrial Land	Anniedale-Tynehead

1.544 acres CORNER LOT designated for IL (light-industrial) use. Two street frontages, 96 Avenue and 179 Street. 2454 sf 2-story house with a total of 4 beds & 3 full baths, almost 1100 sf shop with 12 ft high ceiling. A lot of potential to use this property as is while you wait for development. Corner Lot permits easy access to the property from 96 Avenue or 179 Street. There are a few T.U.P. (temporary use permits) on the same street within a couple of blocks for material storage and truck parks. This property is situated in a very central area with easy access to multiple highways, Trans Canada Hwy-1, BC Hwy-17, BC Hwy-15, and Golden Ears Way.

Light Industrial

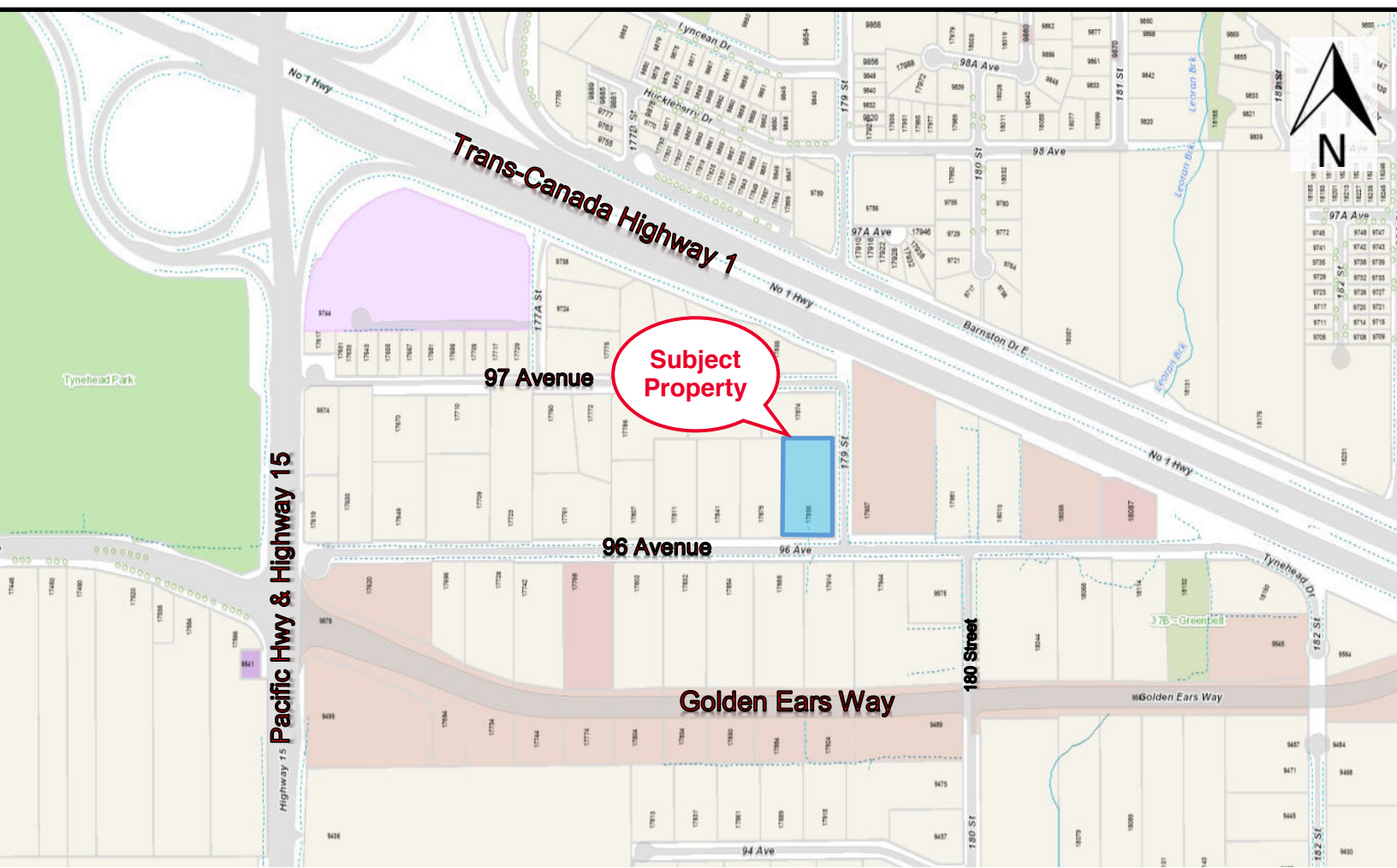


Light industrial uses, including manufacturing, warehouse, wholesale trade, equipment storage and repair.

Light Industrial

The overall development concept for the Anniedale Industrial area located in the Anniedale-triangle envisions a high quality light-industrial park that reflects the natural characteristics inherent in its setting, and builds on and extends the existing road and servicing infrastructure found to the North. Land uses within the business park will emphasize high quality industrial uses including a mix of light manufacturing, distribution, warehouse, research and development, and similar uses.

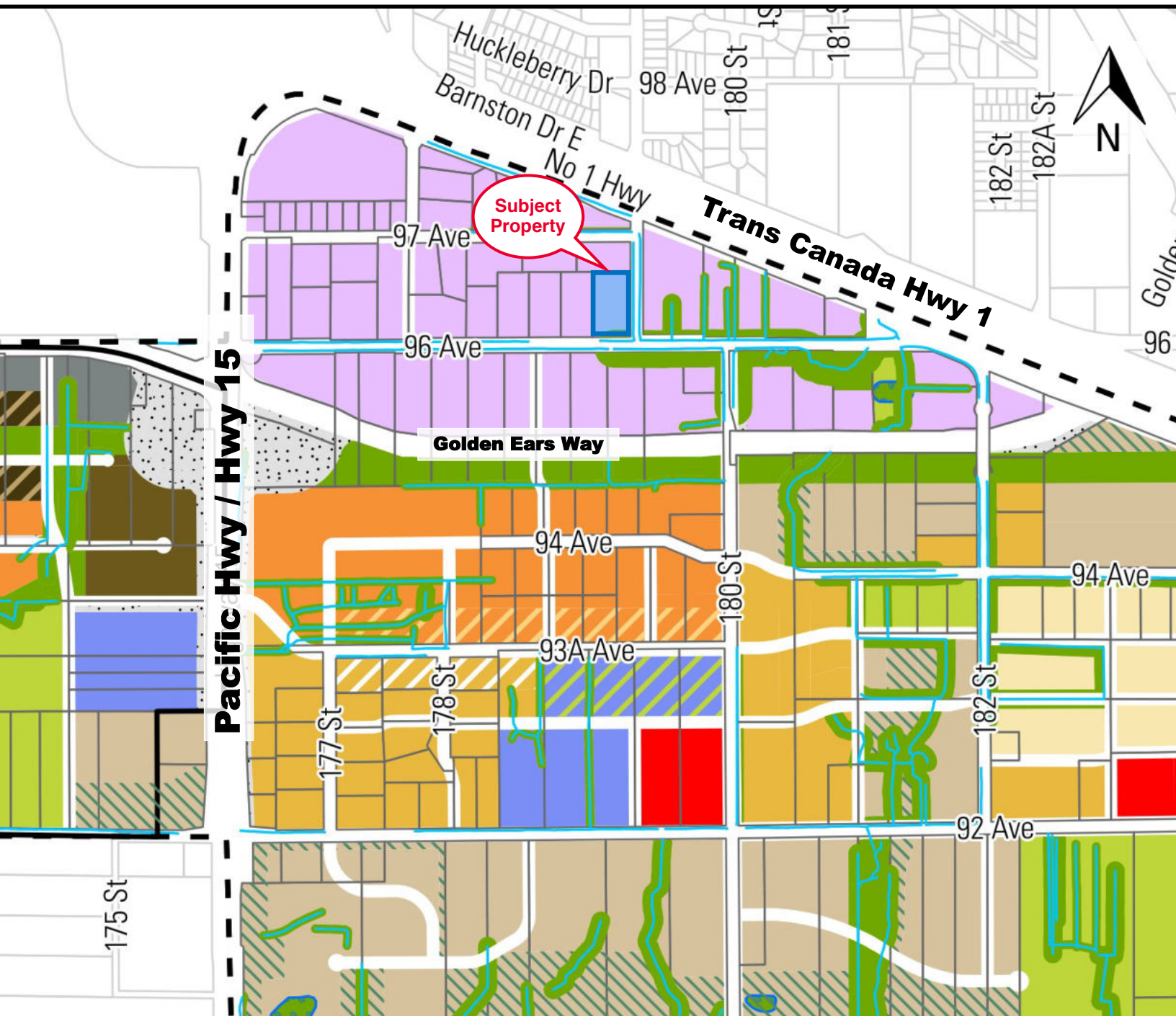
Outdoor storage and display is not allowed under this designation. Both single tenant and multi-tenant buildings could be located on these lands. Green pedestrian and habitat connections to the detention pond and park area on 96 Avenue will be encouraged.



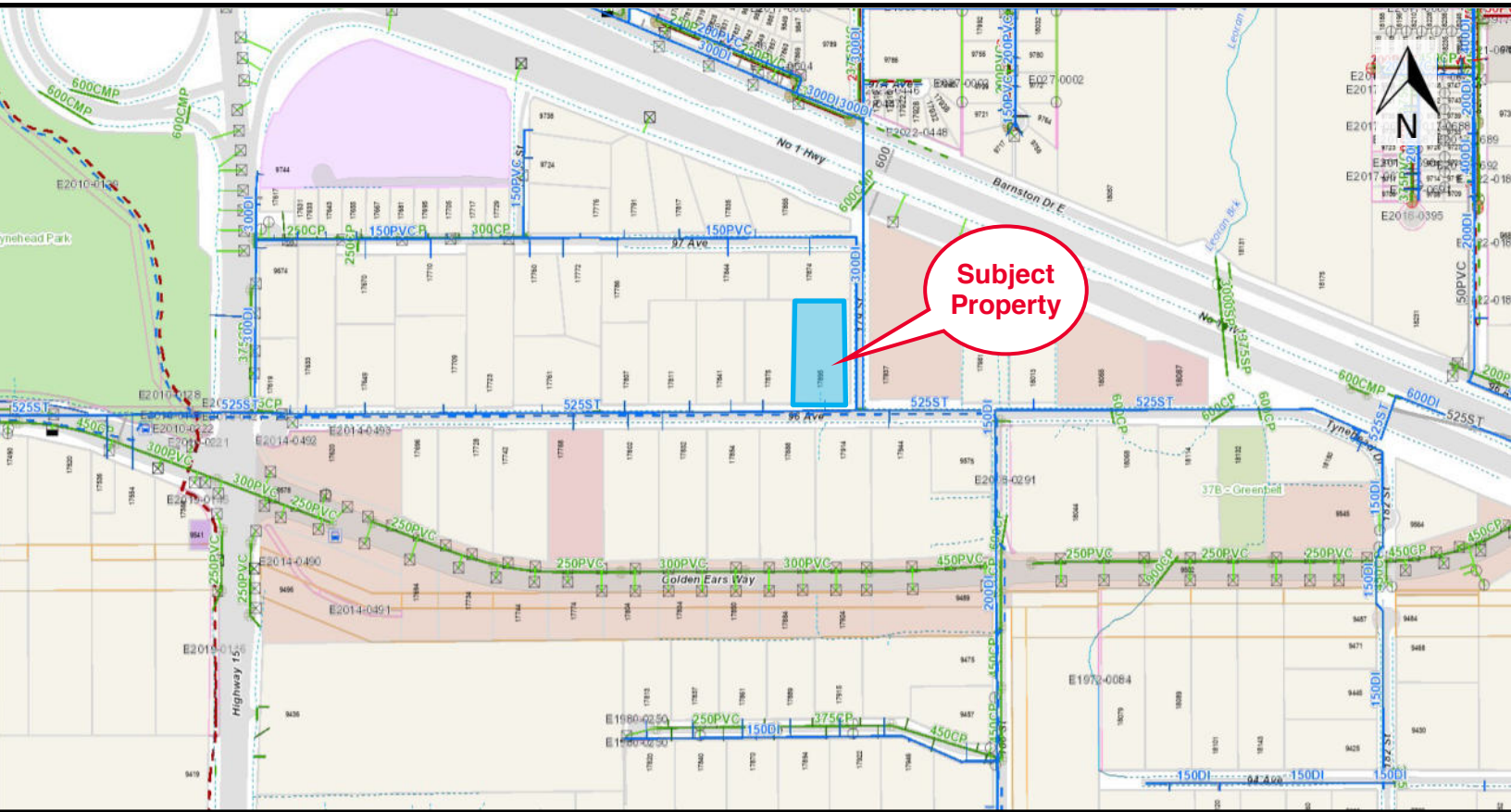
Stage 1 Anniedale Tynehead Plan | Summary

Legend

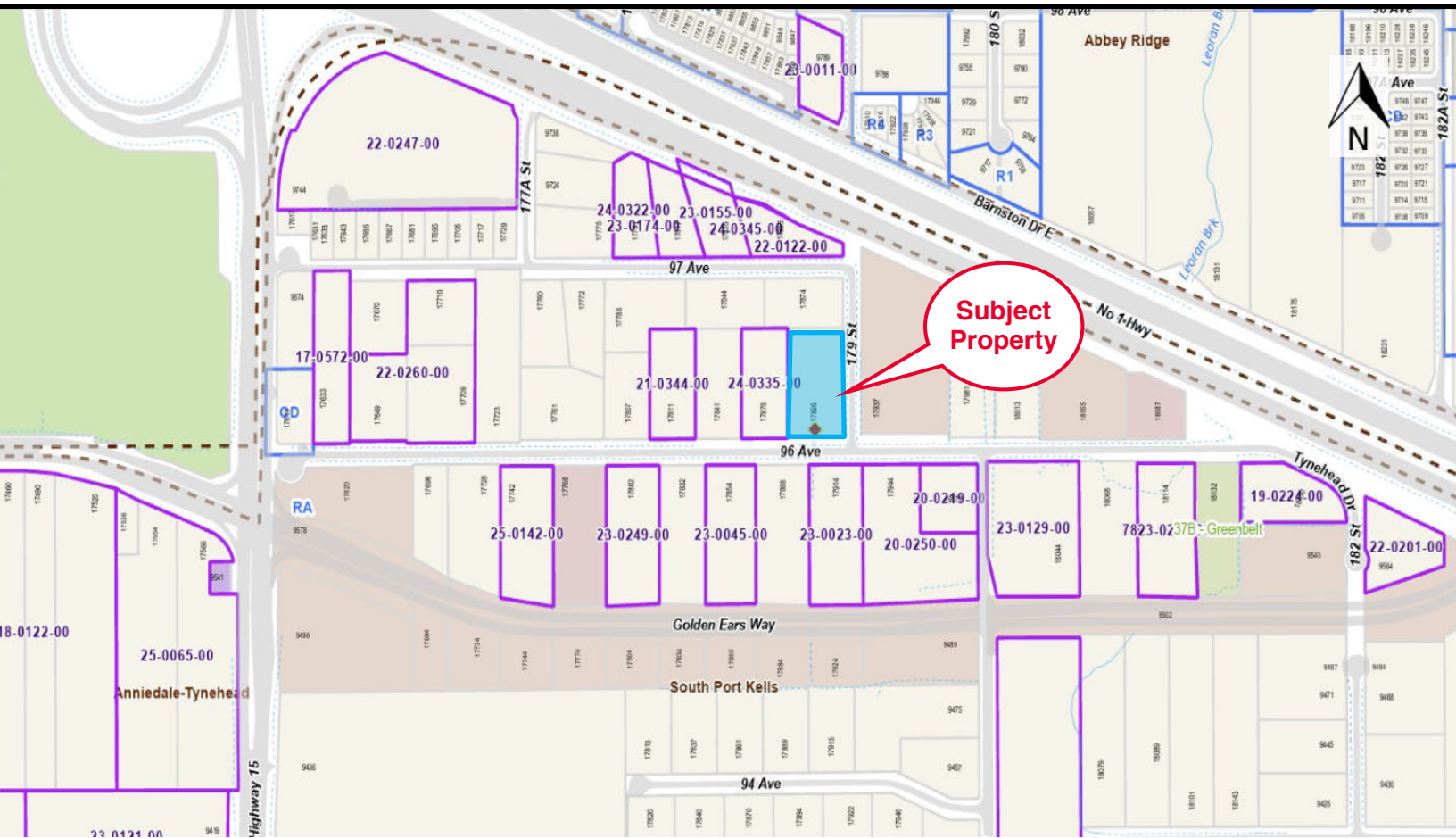
Urban Residential Cluster	Low Rise Mixed Use	Business Park	Interchange/Buffer
Urban Residential	Mixed-use/Live-Work	School	Special Study Area
Medium Density Cluster	Green Space Transfer	Civic	Stormwater Pond
Townhouse	Low Rise Employment	Civic/Park	Stream
Low Rise - Type I	Neighbourhood Commercial	Park	Plan Boundary
Low Rise - Type II	Light Industrial	Natural Areas	West Amendment Area



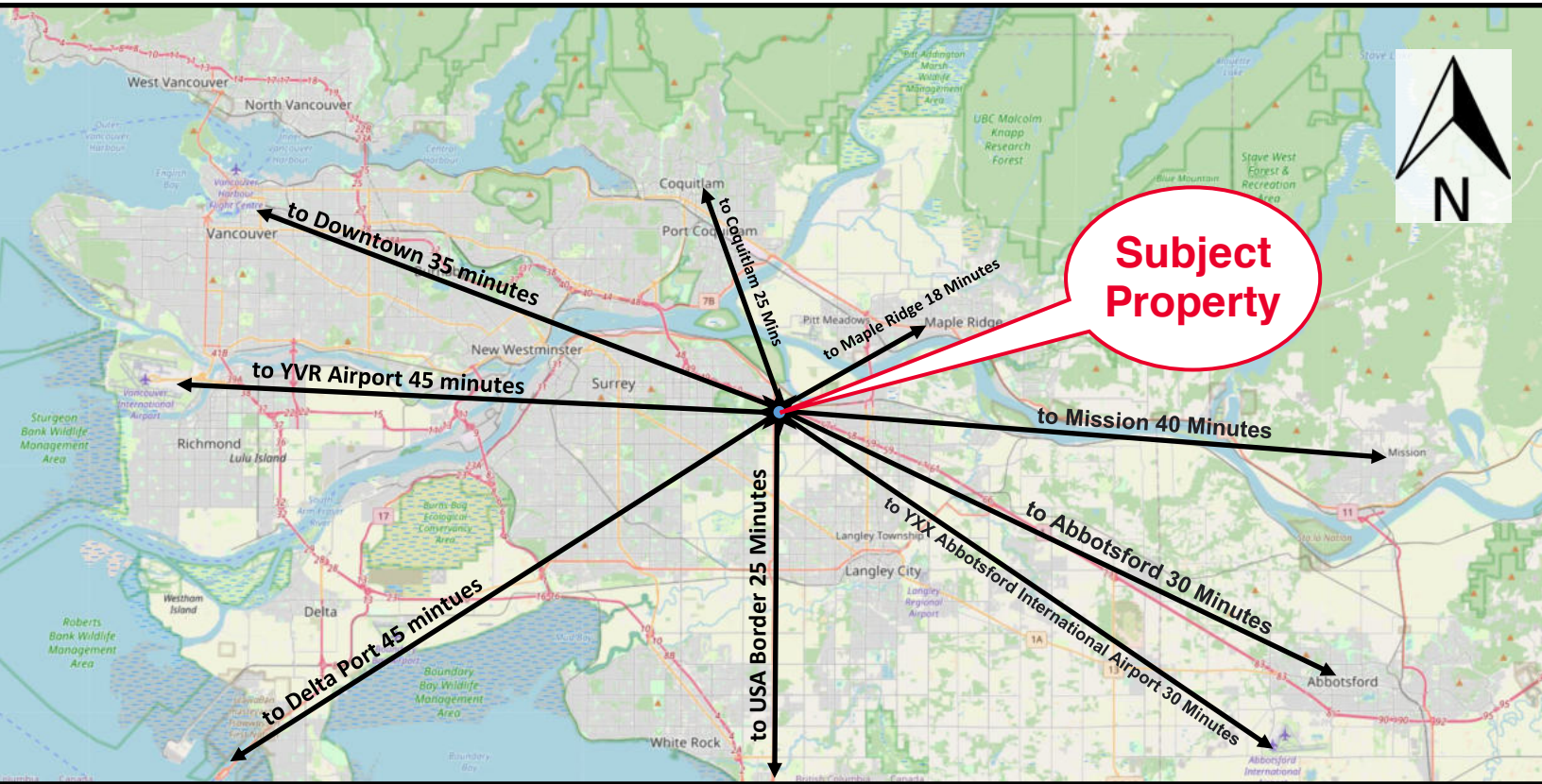
Infrastructure Map



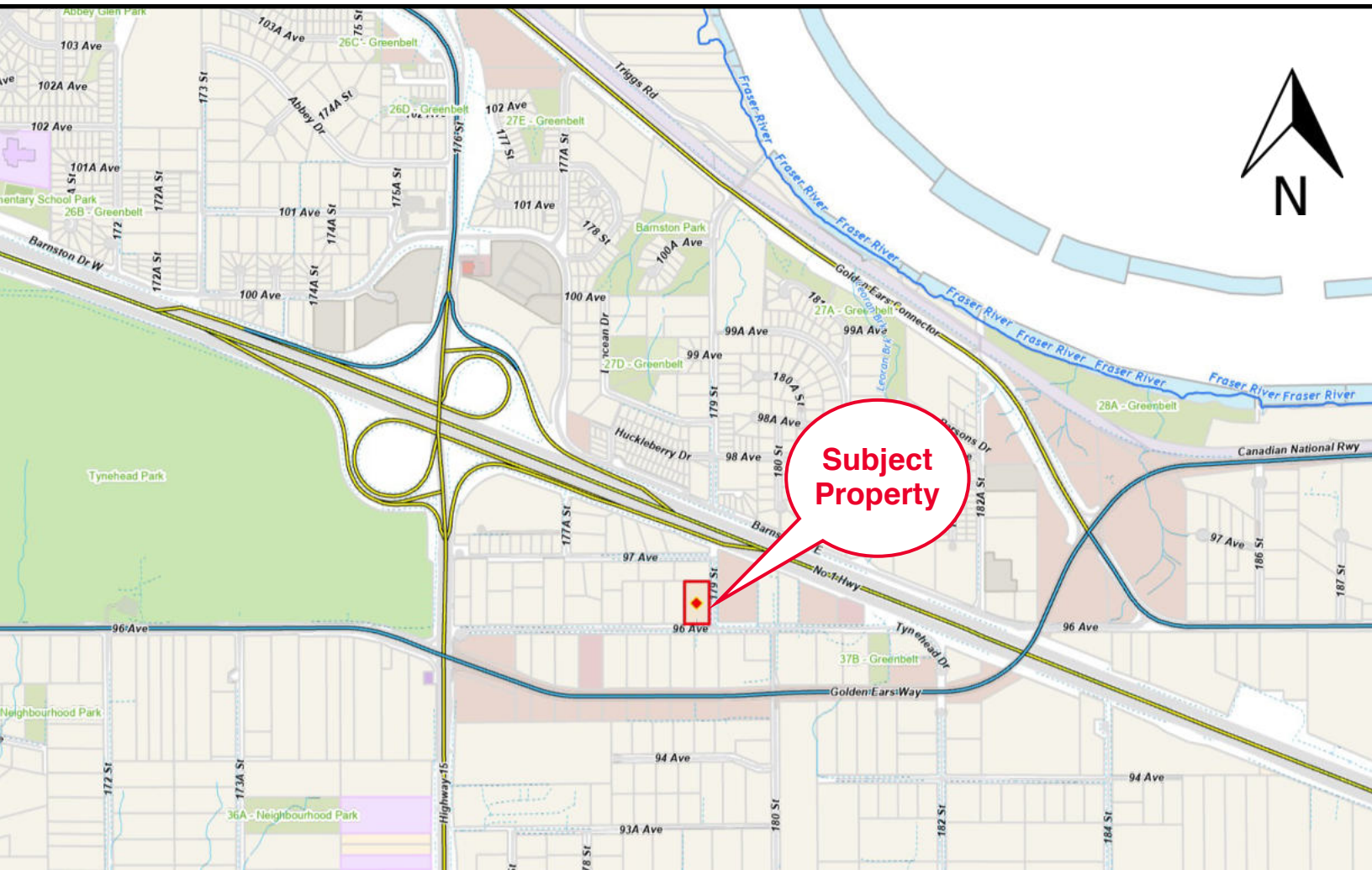
Active Development Applications

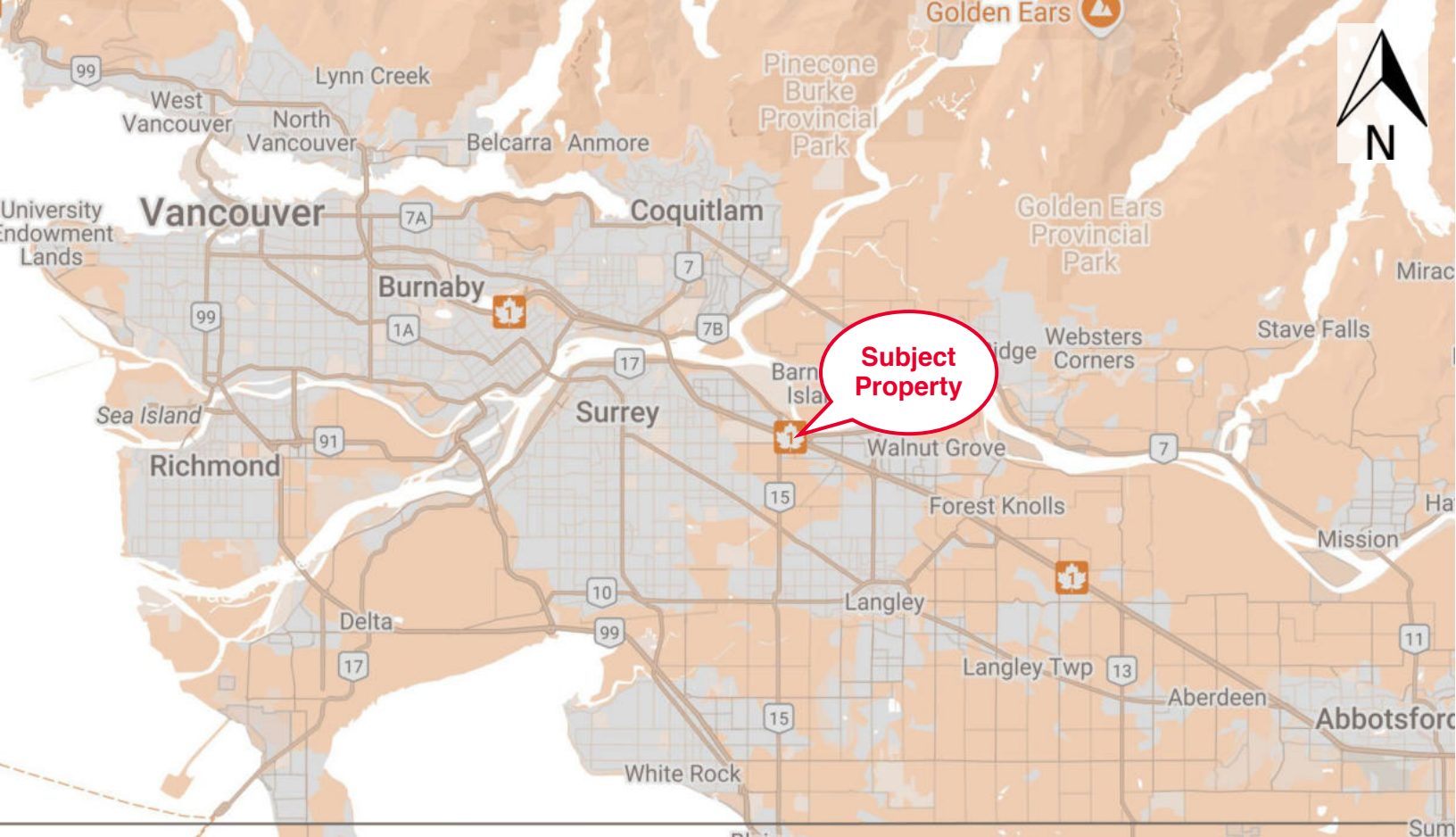


Location is in the centre of Lower mainland



Truck Routes





ROYAL LEPAGE®
NATIONAL CHAIRMAN'S CLUB® TOP 1%
2024



ROYAL LEPAGE®
10 TOP TEN AWARD® 2024
INDIVIDUAL, BRITISH COLUMBIA



ROYAL LEPAGE®
10 TOP TEN AWARD® 2024
INDIVIDUAL, NATIONAL



ROYAL LEPAGE®
EXECUTIVE CIRCLE™
AWARD 2024



Global Force Realty

Independently owned and operated

Ishwinder Ghag

Personal Real Estate Corporation

Cell: 604-537-4334

Royal LePage Global Fore Realty

306-15300 54a Ave Surrey, BC, V3S 8R7

E-mail: ishwinderghag@gmail.com

This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Royal LePage Global Force Realty.