

FOR SALE

19145 34A Avenue, Surrey, B.C.

1.73 ACRE INDUSTRIAL DEVELOPMENT PROPERTY IN CAMPBELL HEIGHTS



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Marcus & Millichap

OPPORTUNITY

Presenting the opportunity to purchase a prime industrial development property with dual frontage in Surrey's Campbell Heights Business Park. Positioned on the corner of 34A Avenue and 191 Street, this 1.73-acre corner lot offers developers the option to capitalize on an existing building permit or developer their own original project, or an owner-user the opportunity to build a custom facility. Leveled and fully serviced to lot line, the property is zoned Comprehensive Development (CD), which is similar to the Business Park 1 Zone (IB1) and allows for a variety of light impact industry, warehousing, distribution and associated office uses. With immediate access to truck routes, users can quickly connect to the US-Canada border, Highway 99, 10, 15, and 1.

HIGHLIGHTS



1.73-acre corner industrial property



Excellent access to the US - Canada border, Highway 99, 10, 15, & 1



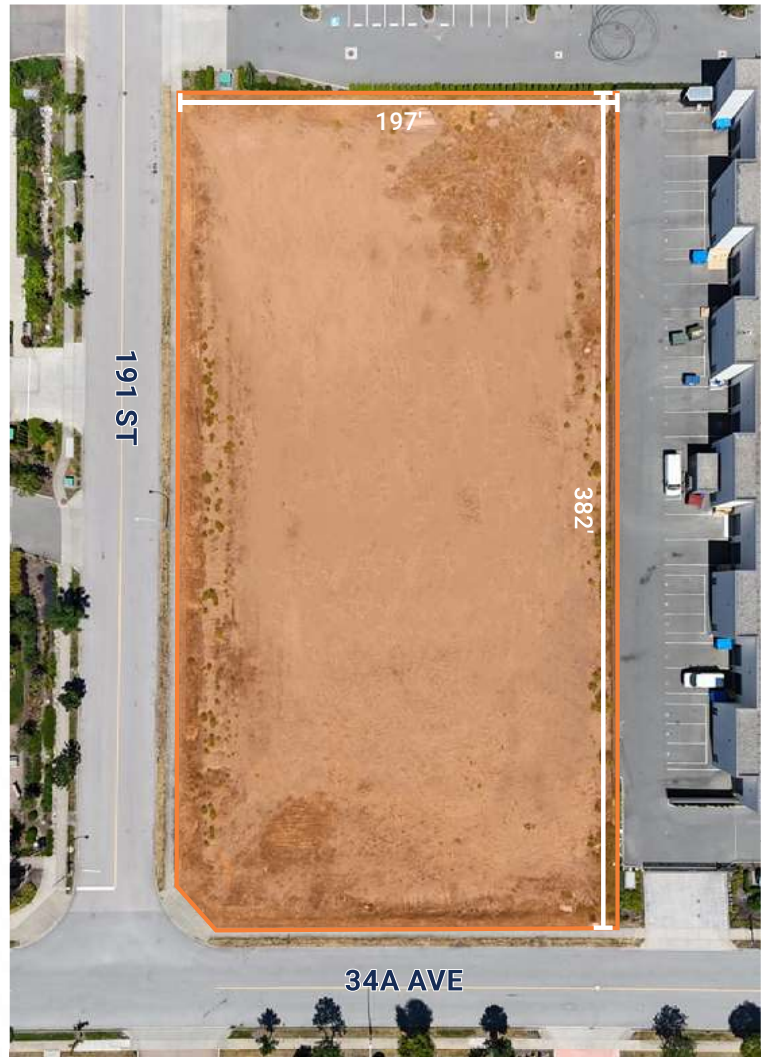
Zoned CD - Comprehensive Development



Dual frontage with quick access to 192 Street



Fully serviced and development ready



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SALIENT DETAILS

Civic Address:	19145 34A Avenue, Surrey, B.C.
Legal Description:	Lot 13, Plan EPP41342, Section 28, Township 7, New Westminster Land District
PID:	029-430-313
Site Area:	1.73 Acres (75,242 SF)
Maximum Allowable Lot Coverage:	60% for all buildings and structures
Maximum Allowable Building Height:	45 feet (14 meters)
Zoning:	CD - Comprehensive Development Zone (BL17146)
Due Diligence Reports:	<ul style="list-style-type: none">• 2023 Appraisal• Geotechnical Report• Topographic Report• Environmental Report
Allowable Uses:	<p>Similar to the Business Park 1 Zone (IB1), this CD zone is intended accommodate the development of light impact industry, warehouse uses, and associated office/ ancillary uses with a high-quality design. Permitted uses include:</p> <ul style="list-style-type: none">• Light impact industry• Warehousing• Distribution centers• Associated and select office uses
Property Taxes (2024):	\$88,593
Assessed Value (2024):	\$10,664,000
Asking Price:	Contact Listing Agents






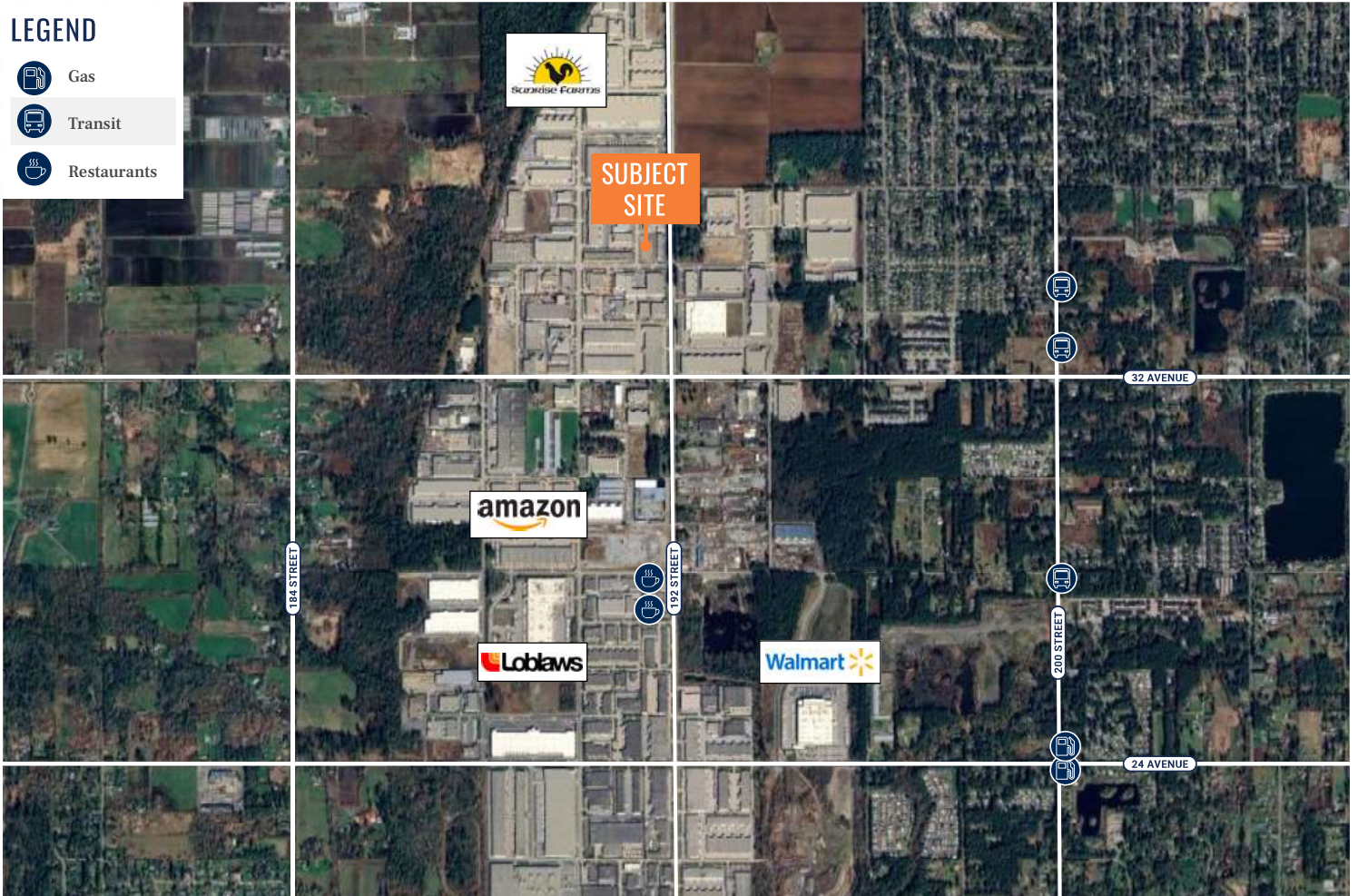
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LOCATION OVERVIEW

LEGEND

-  Gas
-  Transit
-  Restaurants



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DRIVE TIMES

Located in Surrey's Campbell Heights Industrial Submarket, one of the fastest growing industrial nodes in Metro Vancouver, the subject property offers exceptionally convenient access to multiple arterial transportation routes, including Highway 10 (56 Avenue), Highway 15 (176 Street), Highway 99, and Highway 1. These major thoroughfares provide convenient travel to communities across the Lower Mainland and offer quick access to the US/Canada border. To no surprise at all, businesses ranging from local to multi-national have chosen Campbell Heights as their preferred location.



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