

**AVISON
YOUNG**

For Sale

**2825 194th Street
Surrey, BC**

SECOND PRICE REDUCTION



Avison Young is pleased to present an opportunity to purchase a 2.5 acre industrial site in Surrey's Campbell Heights Business Park

Michael Farrell*, Principal
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**Michael Farrell Personal Real Estate Corporation*



Opportunity

An exceptional opportunity to purchase 2.5 acres of industrial land located on the corner of 194th Street and 28th Avenue in Surrey's sought-after Campbell Heights Business Park. The property is zoned IA (Agro-Industrial), offering flexibility for a range of industrial uses including bottling, packaging, canning, freezing, manufacturing, and cold storage of food product and recreational facilities OR the opportunity to rezone to IB1, IB2, or IB3. The site features convenient access from 28th Avenue, with ample space for large truck movement and yard operations. Services have been upgraded and can be accessed by paying latecomers fees. Centrally located in the business park the property provides quick access to retail amenities and transit. This property is an excellent opportunity for a wide range of occupiers to build and own their custom facility in the region's most sought-after business park.

Location

Located in the dynamic Campbell Heights Business Park of Surrey, this property offers excellent connectivity to major transportation routes, including Highway 99, Highway 15 (176 Street), and Highway 10. These routes provide direct access to the U.S. border, Metro Vancouver, and the Fraser Valley, making it a strategic location for logistics and distribution operations.

Due diligence materials

- Preliminary Site Plan
- Topographic Survey
- Rezoning Letter
- Watercourse Classification Assessment Report



PROPERTY DETAILS

ADDRESS

2825 194th Street, Surrey

PID

013-942-841

LEGAL DESCRIPTION

LOT 3 SECTION 22 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 80921

ZONING

Agro-Industrial (IA), not in ALR

OCP DESIGNATION

Mixed Employment

LAP DESIGNATION

Business Park

SITE SIZE

2.5 gross acres and 2.4 estimated net useable acres

ASKING PRICE

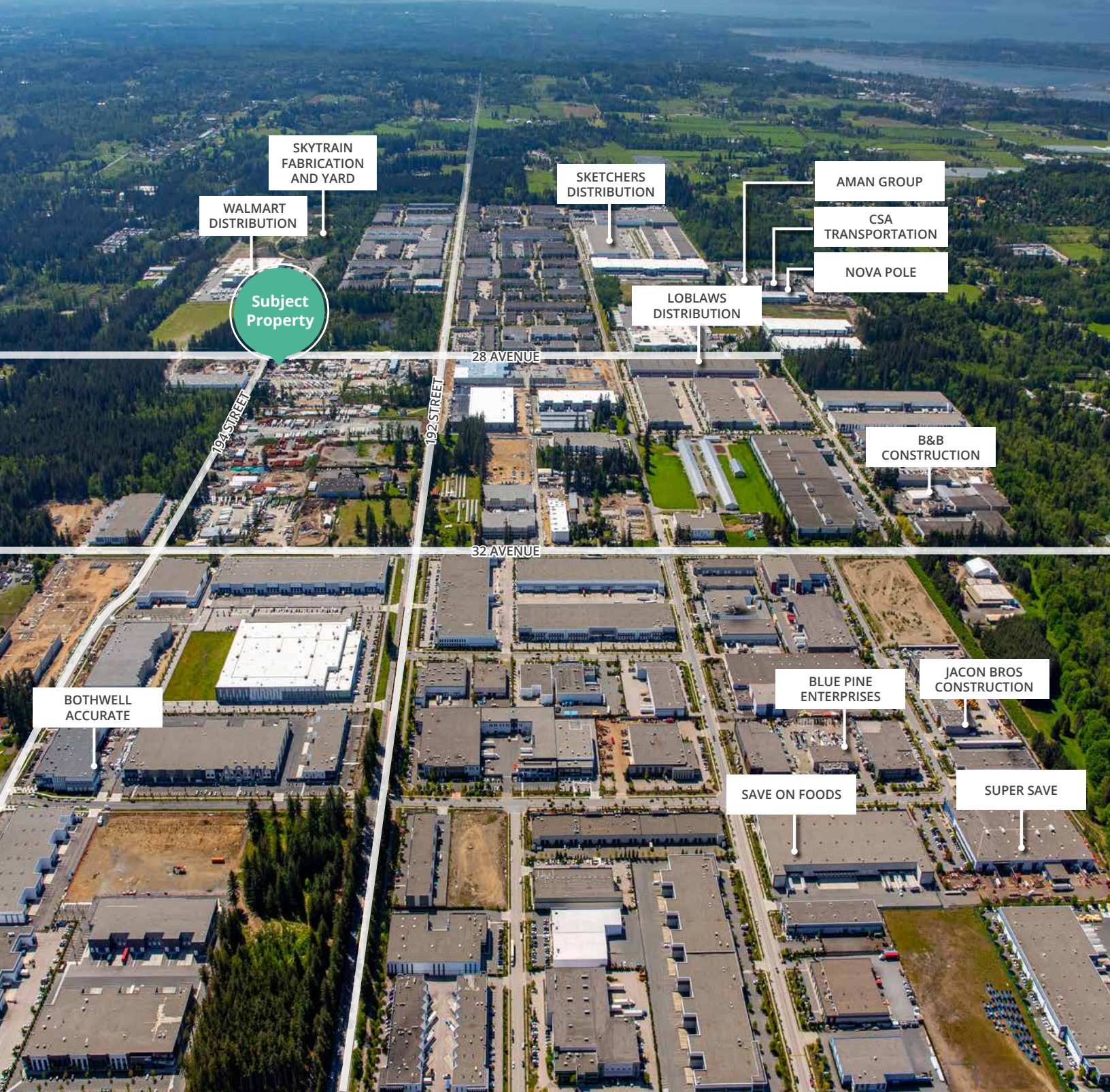
\$11,250,000 \$10,500,000

ANNUAL PROPERTY TAXES (2025)

\$119,565.75

AVAILABILITY

Immediately



For more information please contact:

Michael Farrell*, Principal
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