

FOR SALE

12513 114 AVENUE,

Surrey, BC

Well Located, 1.049 Acre Industrial Property in
Bridgeview With Flex Zoning



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COMMERCIAL

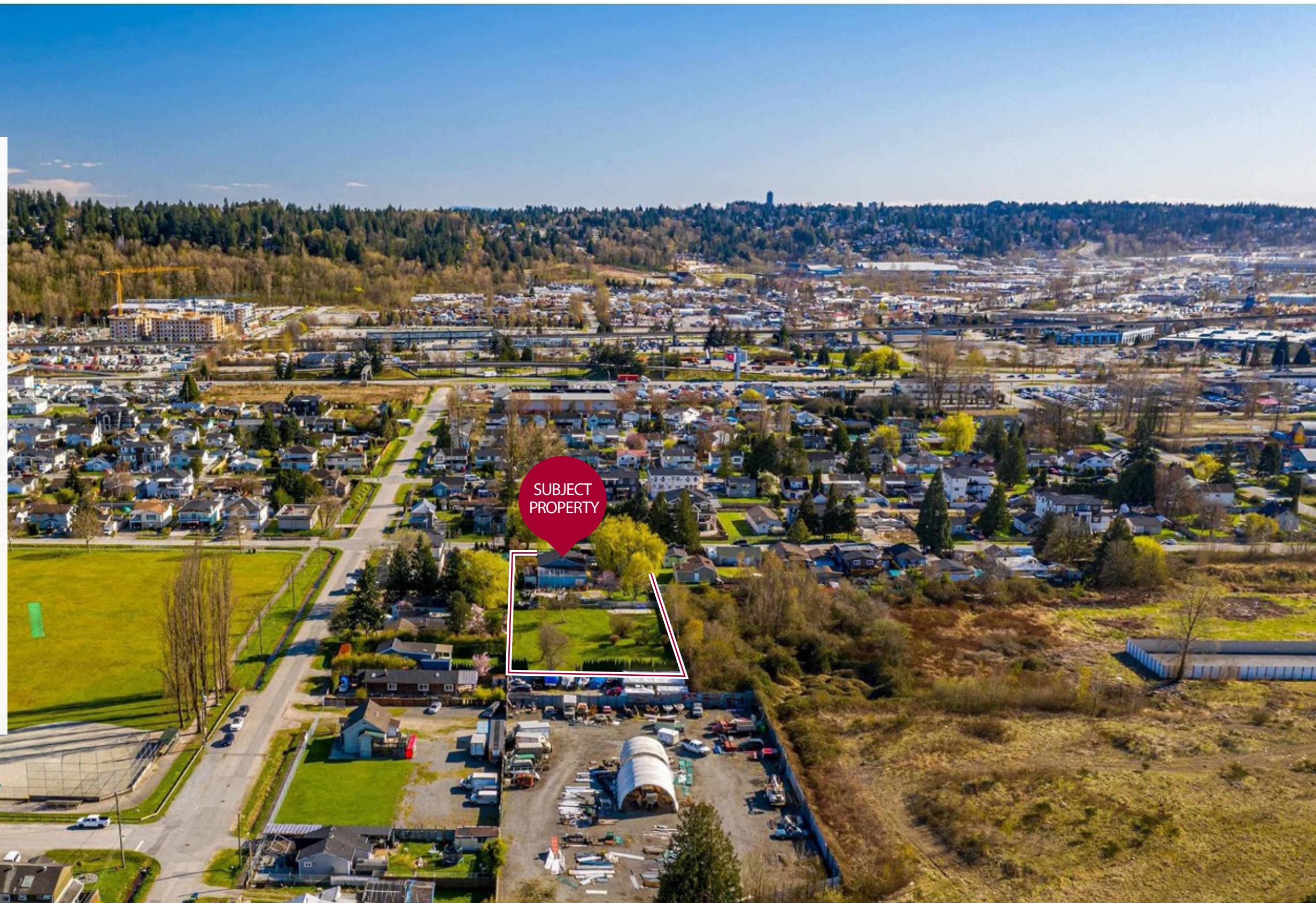
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The subject property is located on 114 Ave, just off the South Fraser Perimeter Road offering direct access to Delta Port, connecting to all locations in Metro Vancouver via Highways 1, 91, and 99. Excellent future redevelopment potential; ideal for a wide variety of users requiring exposure to all major transportation corridors. The property has two separate zoning designations, namely I-4 Special Industry Zone (73%) and RF Single Family Residential Zone (27%). Please inquire for more particulars.





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SALIENT DETAILS

LOT SIZE	PID
1.049 Acres	009-651-781

SUBMARKET
Bridgerview - North Surrey

IMPROVEMENTS
Residence: 1,640 SF & Shop: 1,520 SF Shop

YEAR BUILT	CONSTRUCTION
1950	Wood-Frame

SPLIT ZONING
I-4 - Special Industry Zone (73%), RF, Residential (27%)

OCP
Land Use - Industrial (73%), Land Use - Urban (27%)

PROPERTY TAXES (2023)
\$18,984.16

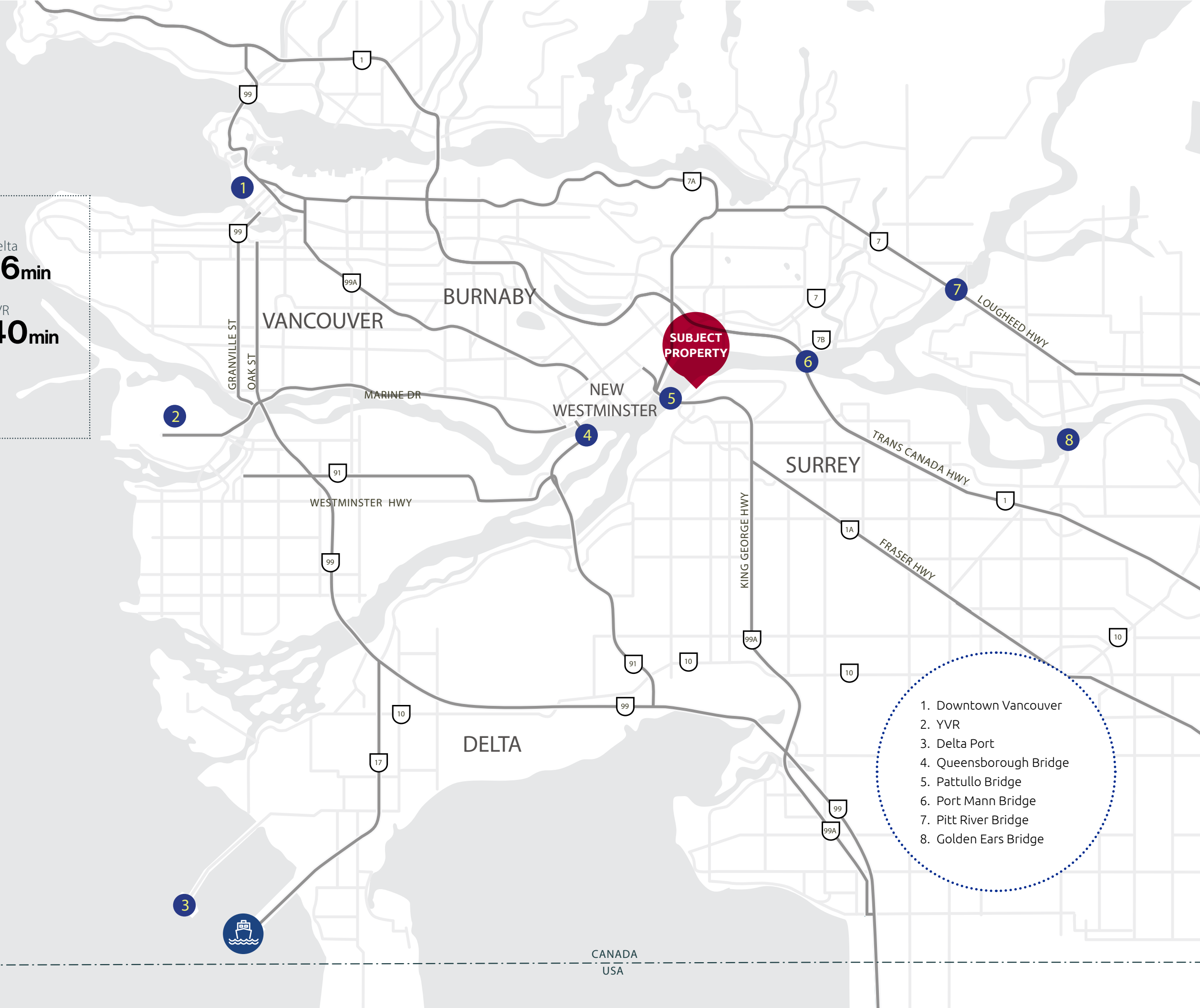
OFFERED AT
\$6,000,000



LOCATION

DRIVE TIME TO

Downtown Surrey	New Westminster	Delta
8min	9min	16min
Burnaby	Richmond	YVR
24min	31min	40min
US Border	Downtown Vancouver	
30min	50min	



- 1. Downtown Vancouver
- 2. YVR
- 3. Delta Port
- 4. Queensborough Bridge
- 5. Pattullo Bridge
- 6. Port Mann Bridge
- 7. Pitt River Bridge
- 8. Golden Ears Bridge

CONTACT LISTING BROKERS:

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