

FOR SALE

1.947 ACRE FUTURE DEVELOPMENT SITE



EXPOSURE TO GOLDEN EARS WAY

9545 182 STREET

SURREY, BC

Rick Eastman

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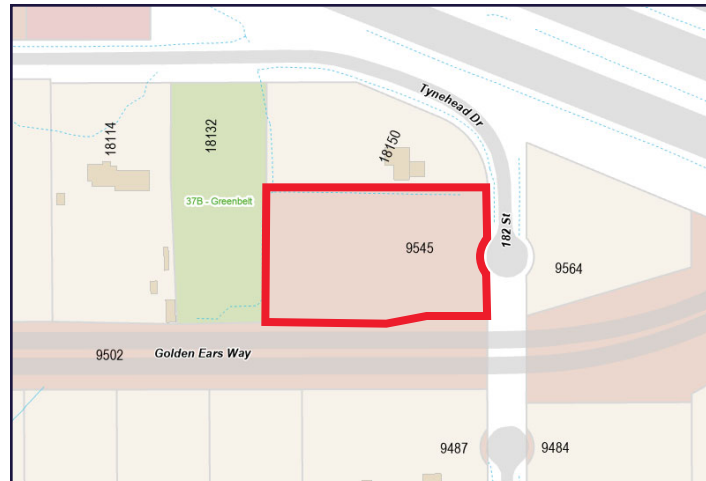
**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

Cushman & Wakefield is pleased to present the opportunity to acquire 1.947 acres of future development land located at 9545 182 Street in Surrey, with 380 feet of frontage on Golden Ears Way. This location provides seamless access to major transportation routes, including Highway 17 (SFPR), the Trans-Canada Highway and Highway 15.

This strategic location offers excellent connectivity to Port Kells, Delta Port, and the broader Metro Vancouver region. The property presents future development potential, benefiting from its positioning adjacent to the highly desirable Port Kells Industrial Area and its high traffic exposure along Golden Ears Way.

Civic Address	9545 182 Street, Surrey, BC
PID	025-590-694
Legal Description	Lot 2 Section 32 Township 8 Plan BCP48218 NWD
Site Size	84,771 SF / 1.947 Acres
Zoning	RA - Acreage Residential Zone
OCP Designation	Mixed Employment
NCP Designation	Light Industrial
Environmental	Phase 1 & 2 reports available
Property Taxes	\$10,820.83 (2024)
Assessed Value	\$6,327,000 (2025)
Services	Please contact Listing Agents for servicing plan
Price	\$5,950,000



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