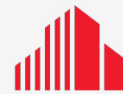


FOR SALE

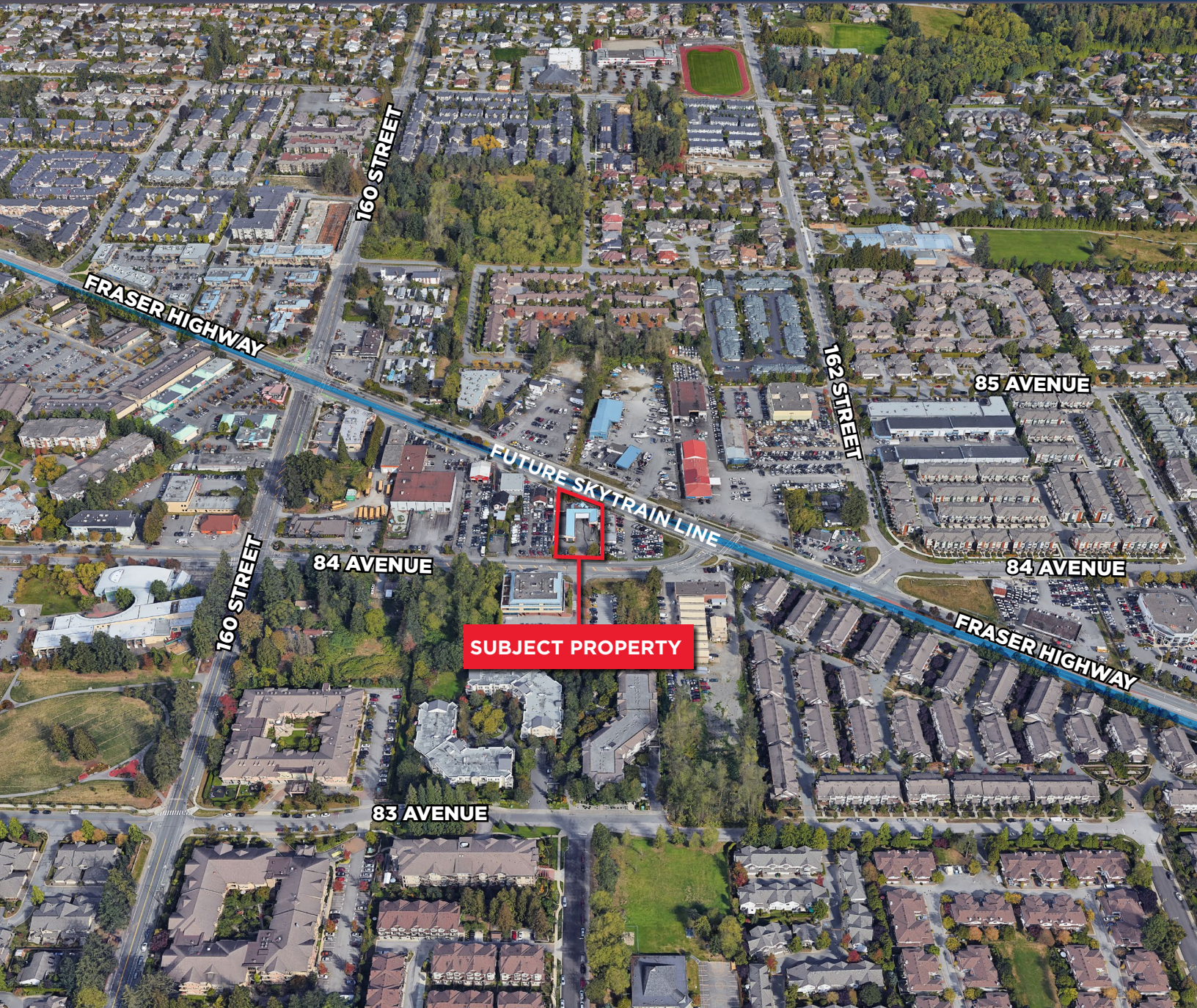
16098 FRASER HIGHWAY SURREY, BC



**CUSHMAN &
WAKEFIELD**

CAR WASH OPPORTUNITY WITH DEVELOPMENT POTENTIAL

19,866 SF LOT WITHIN 200 METRES OF FUTURE 160TH STREET SKYTRAIN STATION



Ely Golvin
Personal Real Estate Corporation
Associate Vice President
+1 604 640 5809
ely.golvin@cushwake.com

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16098 FRASER HIGHWAY SURREY, BC



OPPORTUNITY

16098 Fraser Highway is an opportunity to acquire a 19,866SF land parcel strategically located on Fraser Highway. The approved Fleetwood Stage 1 Plan designates the site as High-Rise Transition Mixed Use with 4.0 FAR.

The site is located within 200m of the future 160th Skytrain Station setting the minimum density to be 5 FAR in the Province's TOA Framework.

The property is improved with a $\pm 6,000$ SF car wash facility which includes an automatic car wash and 5 self service washing bays.

SITE SIZE

19,866 SF

BUILDING SIZE

6,800 SF

(*measurements to be determined by Buyer if deemed to be important)

OCF

Commercial

ZONING

Commercial Highway Industrial (CHI)

ASKING PRICE

Contact Listing Agents for details

LAND USE

High-rise mixed use
4 FSR in Fleetwood Stage 1 Plan
TOA Framework
200 Metres from Skytrain
Minimum 5.0 FSR

LOCATION

The subject is strategically located along Fraser Highway at the intersection of 162nd Street and 84th Avenue. Easy access in and out of the property with right in access from almost every direction.

There has been a tremendous amount of residential growth in the immediate area including a new 4.5 acre mixed use development at 88th Avenue and 152A Street. In addition, there is an abundance of commercial and retail amenities all located within a short drive.



THE FLEETWOOD PLAN - STAGE 1

The plan will support the extension of the Surrey Langley SkyTrain Line down Fraser Highway and guide growth in Fleetwood over the next 30+ years. Key features of the plan include: community's preferred approach to focus growth along Fraser Highway and around the future SkyTrain stations, a high street along 160 Street, an employment district around the 166 Street Station, new parks and public spaces covering approximately 20% of the plan area and an integrated network of pathways and cycle tracks making it easier to get around.



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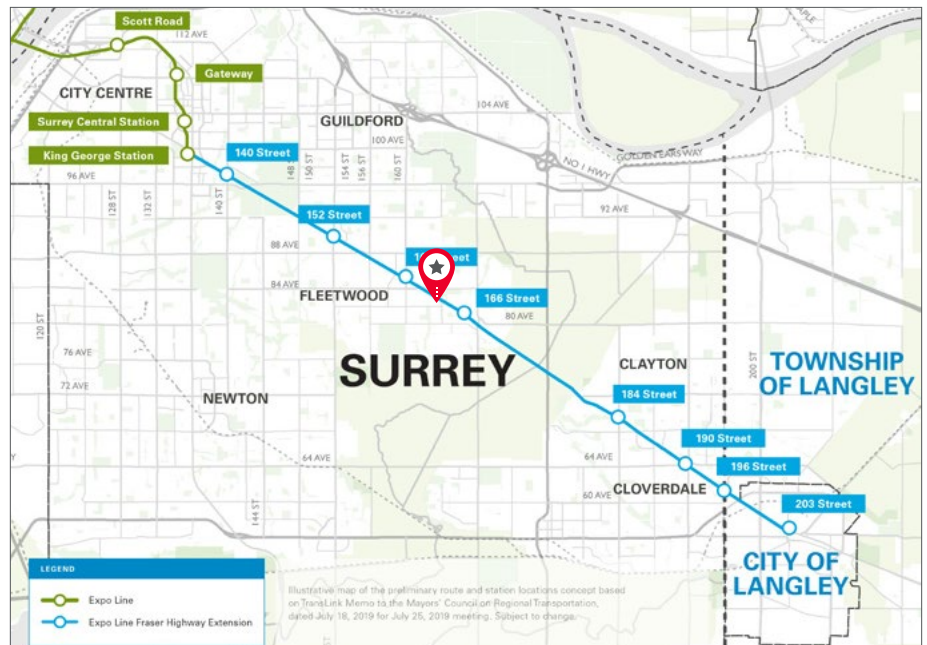


SITE SUMMARY

- 19,866 SF lot with direct exposure to Fraser Highway
- NCP allows for up to 4.0 FAR
- Provincial TOA Minimum 5.0 FAR
- Direct access and exposure to the future proposed Skytrain line
- Excellent exposure offering access to several Fraser Valley traffic arteries

DEMOGRAPHICS

	1 km	2 km	3 km
Population (2023 estimated)	16,732	40,122	61,012
Population (2028 projected)	16,947	45,988	67,497
Projected Annual Growth (2023-2028)	1.28%	14.62%	10.63%
Median Age	40	41	40
Average Household Income (2023)	\$132,364.73	\$144,952.00	\$143,926.14



EXPO LINE FRASER HIGHWAY EXTENSION

The Surrey Langley SkyTrain Project is a 16-kilometre extension of the Expo Line. It will travel on an elevated guideway along Fraser Highway from King George SkyTrain Station to Langley Centre, connecting City Centre, Fleetwood and Cloverdale/Clayton with seamless rapid transit. To support SkyTrain, the City of Surrey will be creating new land use plans along the Fraser Highway corridor. The City of Surrey will also be reviewing and updating existing land use plans. Through these, the City of Surrey will be supporting the development of walkable and vibrant Transit Oriented Communities.

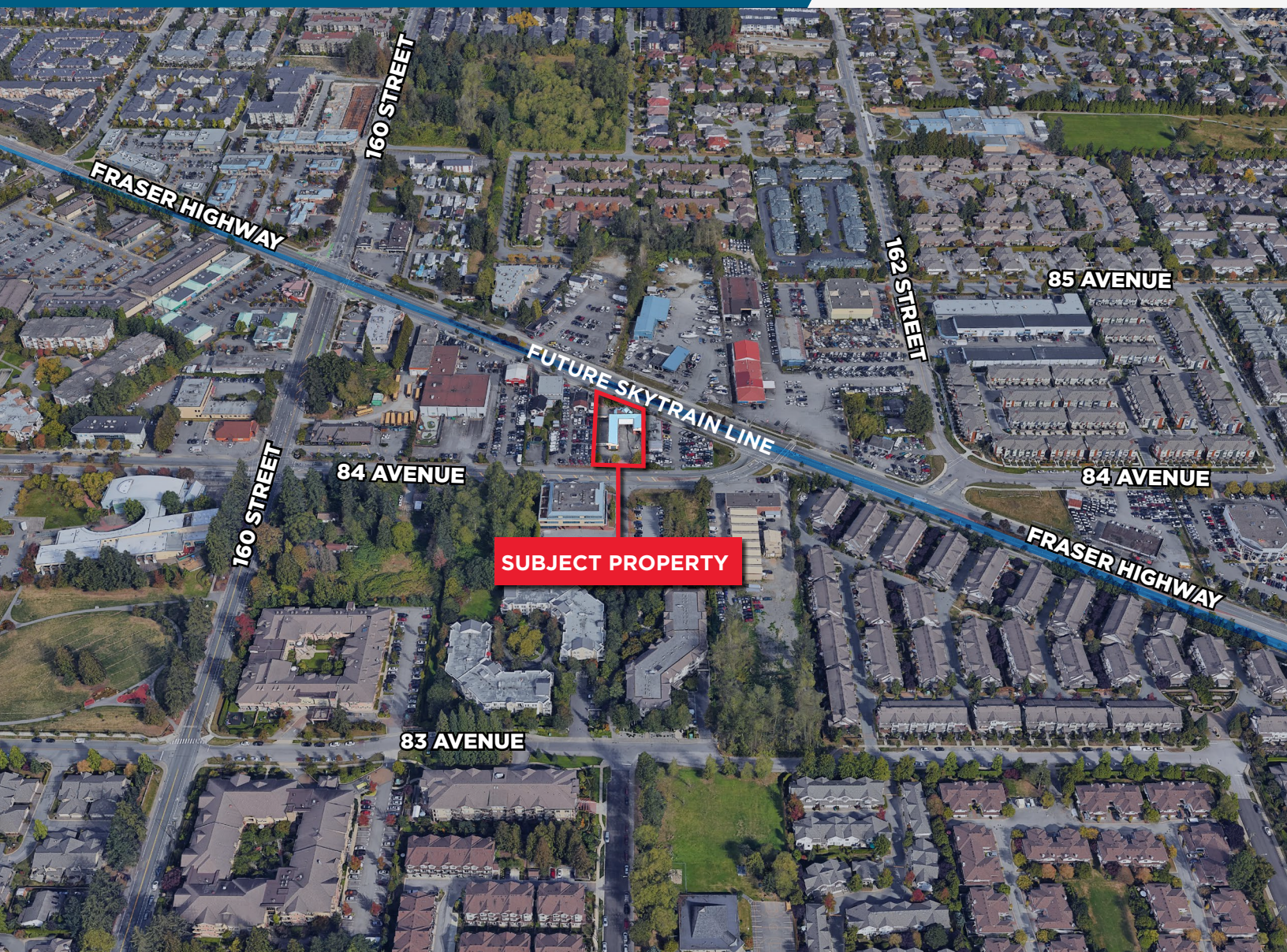


FOR SALE

16098 FRASER HIGHWAY SURREY, BC



CUSHMAN &
WAKEFIELD



NEARBY DEVELOPMENT APPLICATIONS

*Click on an
Application Number
to view the
Project Details.*

INITIAL APPROVAL

23-0085
9075 152 St

17-0508
15142 Fraser Hwy

23-0171
14876 Fraser Hwy

18-0134
8380 160 St

CONDITIONAL APPROVAL

23-0080
15730 Fraser Hwy

18-0024
15735 Fraser Hwy

21-0186
9025 160 St

19-0366
16065 Fraser Hwy

17-0301
16483 89 Ave

Ely Golvin
Personal Real Estate Corporation
Associate Vice President
+1 604 640 5809
ely.golvin@cushwake.com

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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