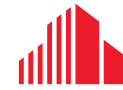


FOR SALE

12258 103A AVENUE

SURREY, BC



CUSHMAN &
WAKEFIELD

AVISON
YOUNG



12258 103A AVENUE

SURREY, BC

Opportunity

Avison Young and Cushman & Wakefield are pleased to present 12258 103A Avenue, Surrey to the market for sale. Situated in the heart of South Westminster/Bridgeview industrial hub, this 2.4-acre unimproved land parcel offers exceptional development potential, with support from the City of Surrey for IL rezoning. With approximately 1.6 acres of usable land and 250 feet of street frontage, the site provides immediate access to major transportation routes including Scott Road, King George Boulevard, Highway 1, and Highway 17. Imminent TUP in place for storage of vehicles, temporary offices and storage containers. The rapidly growing Bridgeview submarket is home to high-profile industrial users such as Tesla, CN Rail, VersaCold and many major transport groups. A complete information package is available upon request which provides details on property encumbrements as well as possible future property uses including warehousing development and self-storage. A rarely available site for users and developers in an important industrial hub of Surrey.

Salient Details

Address	12258 103A Avenue, Surrey, BC
PID	011-565-721
Lot Size	2.4 Acres
Zoning	R3 with city support for IL
Proposed Land Use	Imminent 3rd Reading IL zoning
Property Taxes	\$28,059.00
Legal Description	LOT 5, BLOCK 3, SECTION 30, BLOCK 5, NORTH RANGE 2, WEST NEW WESTMINSTER, DISTRICT PLAN 454
Price	Contact Listing Agents
TUP	Temporary use permit for storage of containers, vehicles and temporary offices

Features

- 2.40 Acres rectangular shape
- Approximately 1.6 acres of usable land
- 3rd reading for rezoning to IL Light Industrial
- Strong development potential
- Immediate access to Scott Road and SFPR
- Upgrades to area including new Patullo Bridge and Upgrades to Old Yale Road



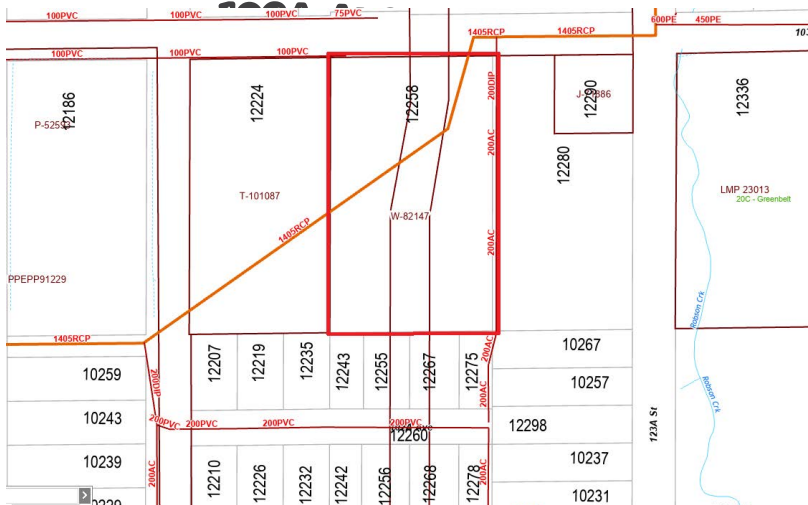
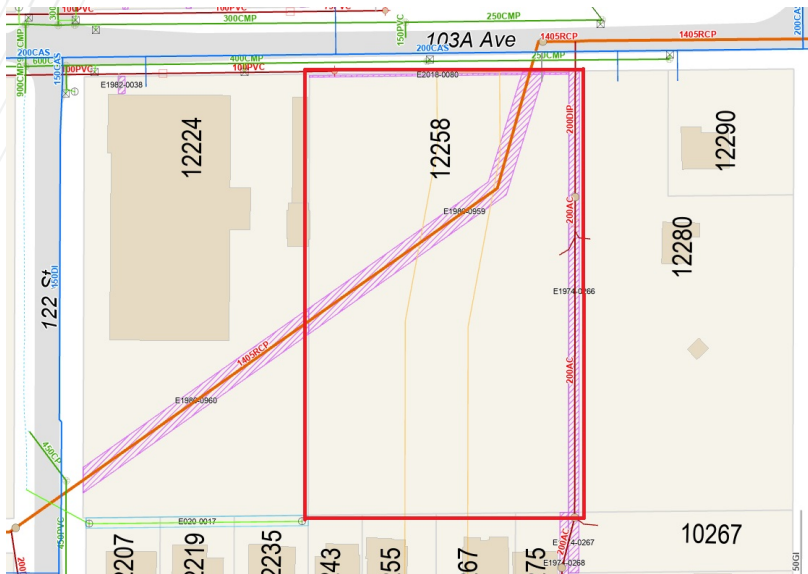
12258 103A AVENUE

SURREY, BC

About the Area

South Westminster is well served by SkyTrain and highway. Trains provide rapid access to downtown Vancouver, New Westminister, Burnaby and Surrey City Centre. Road infrastructure provides immediate connectivity the neighboring industrial areas of Port Kells, Tilbury and New Westminister. The area will soon be upgraded with the completion of the new Pattullo Bridge and infrastructure improvements to Old Yale Road.

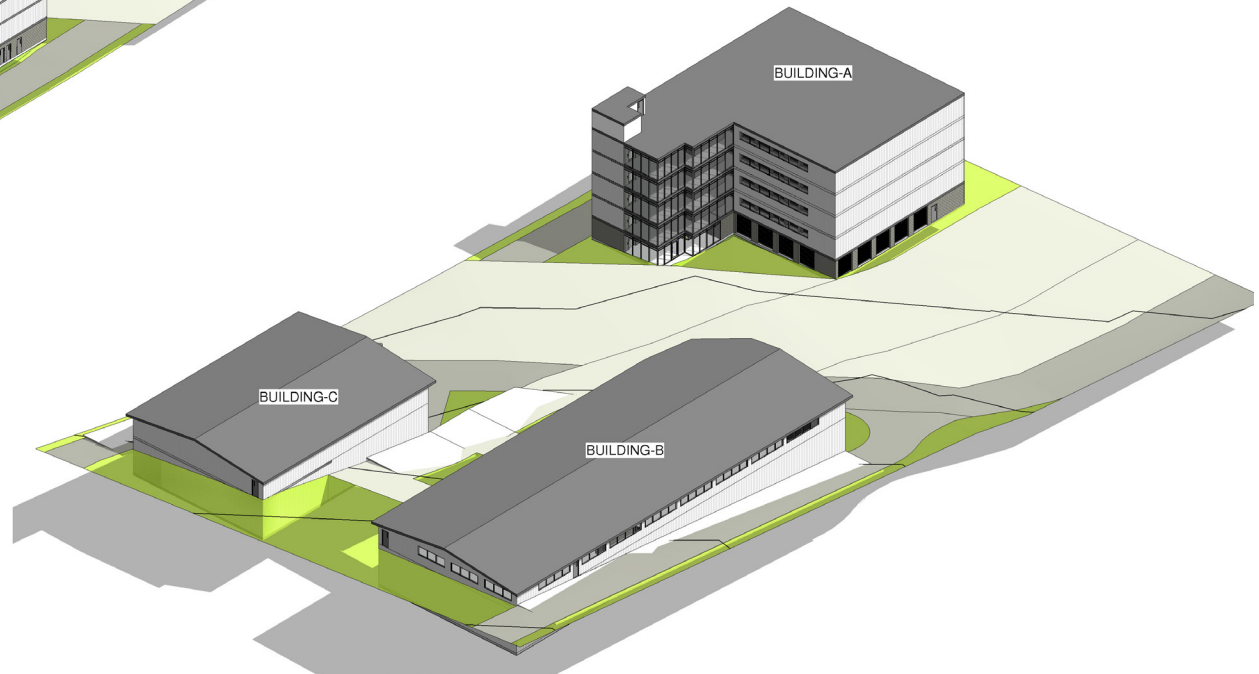
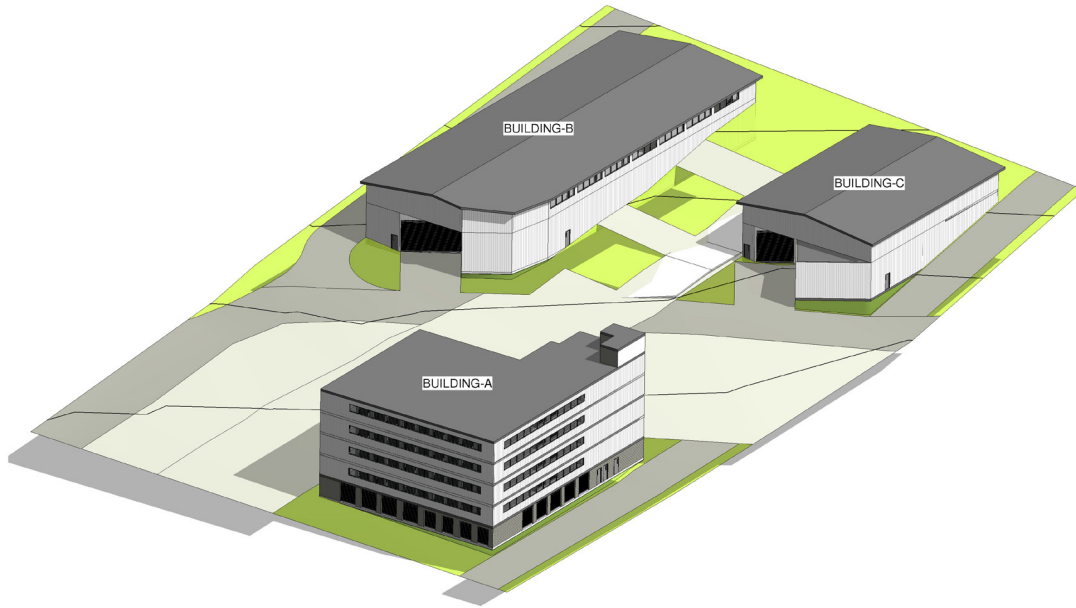
Property GIS Maps



12258 103A AVENUE

SURREY, BC

Development Renderings





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