

# FOR SALE

## 2.02 ACRE FUTURE DEVELOPMENT SITE



**HIGH EXPOSURE CORNER OF 176TH STREET & GOLDEN EARS WAY**

# 17620 96 AVENUE

**SURREY, BC**

**Rick Eastman**

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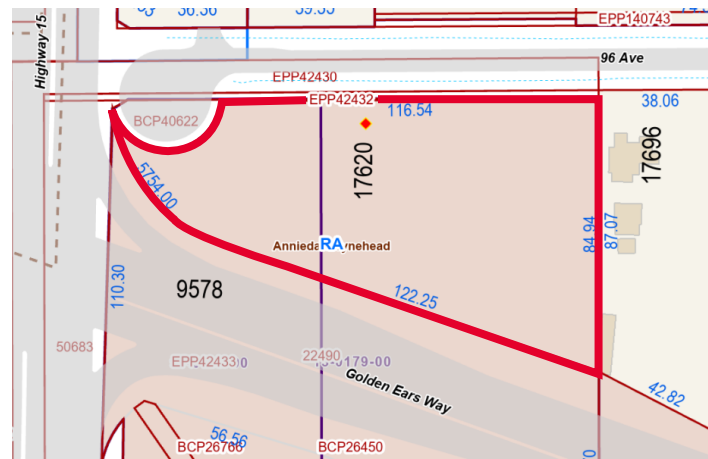
**CUSHMAN &  
WAKEFIELD**



# PROPERTY HIGHLIGHTS

Cushman & Wakefield is pleased to present the opportunity to acquire 2.02 acres/±88,364 SF of future industrial development land located at 17620 96 Avenue with over 400 feet of frontage on Golden Ears Way at Highway 15.

<b>Address</b>	17620 96 Avenue, Surrey, BC
<b>PID</b>	029-587-824
<b>Legal Description</b>	Lot 1, Plan EPP42433, Section 32, Township 8, New Westminster Land District
<b>Site Size</b>	88,364 SF / 2.02 acres
<b>Zoning</b>	RA - Acreage Residential Zone
<b>OCP Designation</b>	Mixed Employment
<b>NCP Designation</b>	Light Industrial
<b>Environmental</b>	Phase 1 report available
<b>Property Taxes</b>	\$14,668.51 (2025)
<b>Services</b>	Please contact listing agents for servicing details
<b>Sale Price</b>	\$7,575,000



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