

FOR SALE

12258 103A AVENUE

SURREY, BC



SHARE SALE AVAILABLE
\$5,750,000



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 encumbrances 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	IL Light Industrial Zone
Property Taxes	\$26,047.00
Legal Description	LOT 5, BLOCK 3, SECTION 30, BLOCK 5, NORTH RANGE 2, WEST NEW WESTMINSTER, DISTRICT PLAN 454
Price	\$5,900,000
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 conditional approval of TUP
- Strong development potential
- Immediate access to Scott Road and SFPR
- Upgrades to area including new Patullo Bridge and Upgrades to Old Yale Road



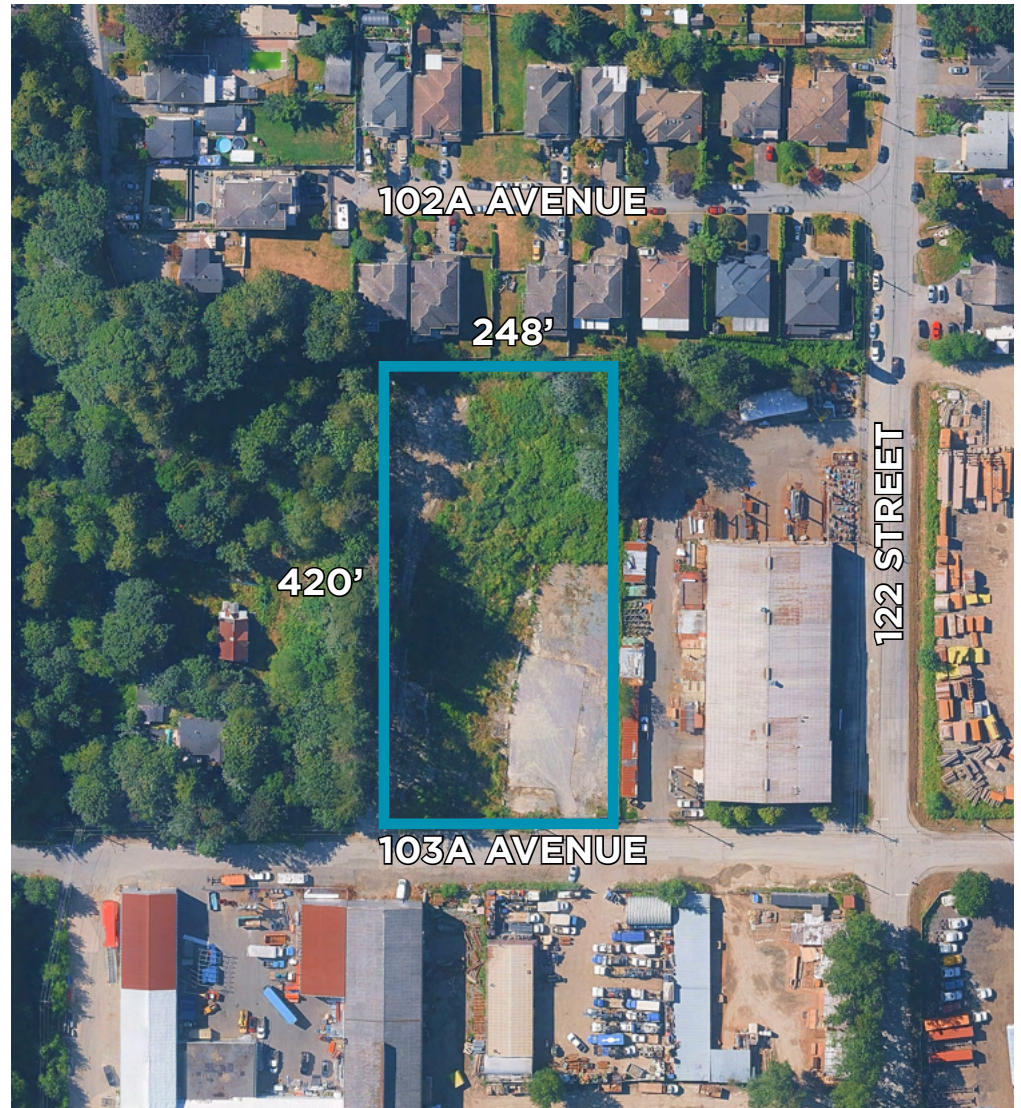
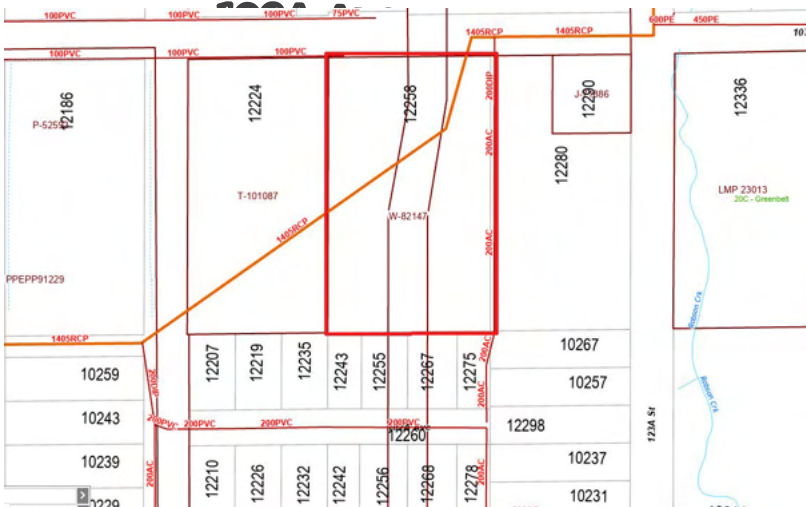
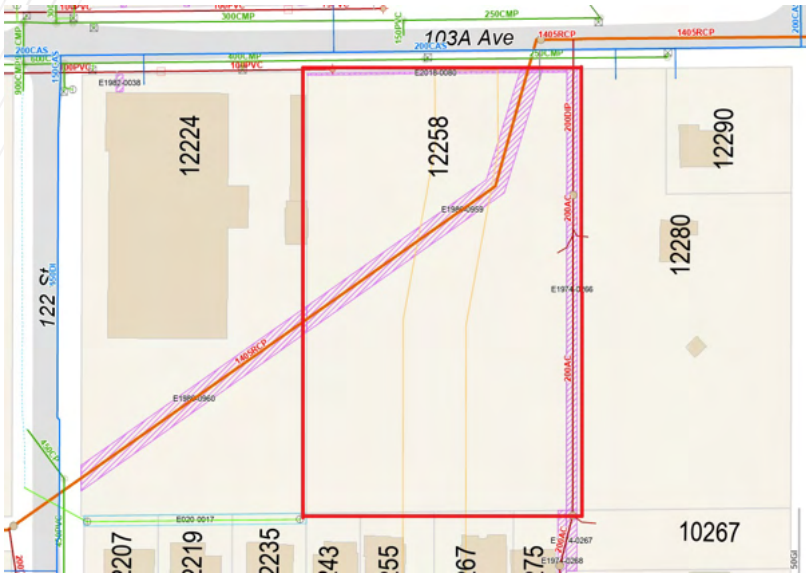
12258 103A AVENUE

SURREY, BC

About the Area

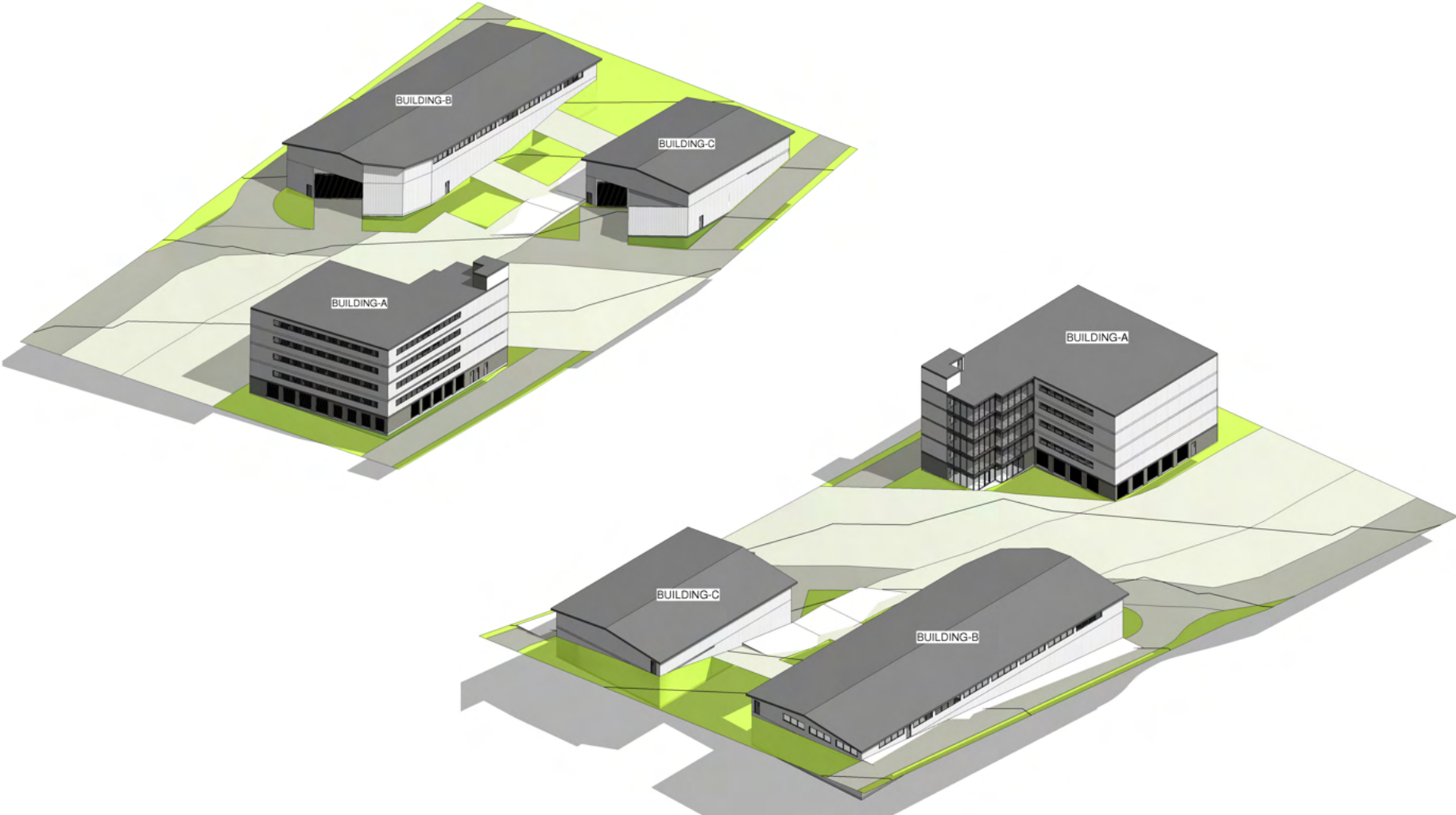
South Westminster is well served by SkyTrain and highway. Trains provide rapid access to downtown Vancouver, New Westminister, Burnaby and Surrey City Centre. Road infrastructure provides immediate connectivity the neighboring industrial areas of Port Kells, Tilbury and New Westminister. The area will 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





103A Avenue

FOR MORE INFORMATION, CONTACT:

John Eakin
Vice President
+1 604 646 8399
Mobile: +1 604 836 2161
john.eakin@avisonyoung.com | avisonyoung.com

Max Wiltshire
Personal Real Estate Corporation
Industrial Sales & Leasing
Mobile: +1 604 690 2658
max.wiltshire@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

