

11002 OLSEN RD FOR SALE

Opportunity to purchase one of the last remaining unimproved lots within the South Westminster Neighbourhood Concept Plan.

The largely industrial area along the banks of the Fraser River between Scott Road SkyTrain Station and the Surrey Fraser Docks (Port of Vancouver) is characterized by the port and its supportive industrial lands.

The area transitions to more business parks and mixed used areas in the north around the Scott Road SkyTrain station.

The future land use has been designated as retail/residential.



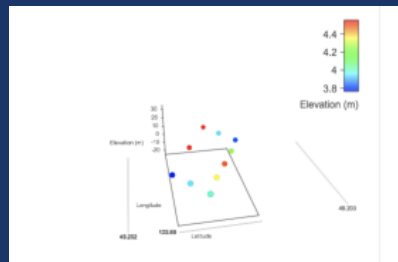
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The subject site is a flat, road-crush filled and fenced lot with no improvements. Located just south of the Patullo Bridge, adjacent to the South Fraser Perimeter Road (Hwy 17) in the Bridgeview area designated as the South Westminster NCP area of North Surrey.

The site provides easy access to Scott Road, King George BLVD as well as to the Scott Road SkyTrain station which is within 1.4Km.



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PROPERTY DETAILS

- Dimensions: 66' x 132'
- Site Area: 8712 SF
- Clean Phase I Enviro Report

AREA DETAILS

- South Westminster NCP
- Zoning: IL-1

LEGAL & TAXES

- PL 866 LT6 BLK12 DL4 LD36
- PID 000-459-682
- 2018 Taxes \$5,266.98



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