

**9564 182 St**  
Surrey, BC

Subject Property

Trans-Canada Hwy

Trans-Canada Hwy

Golden Ears Way

**FOR SALE**

DEVELOPMENT LAND FOR SALE

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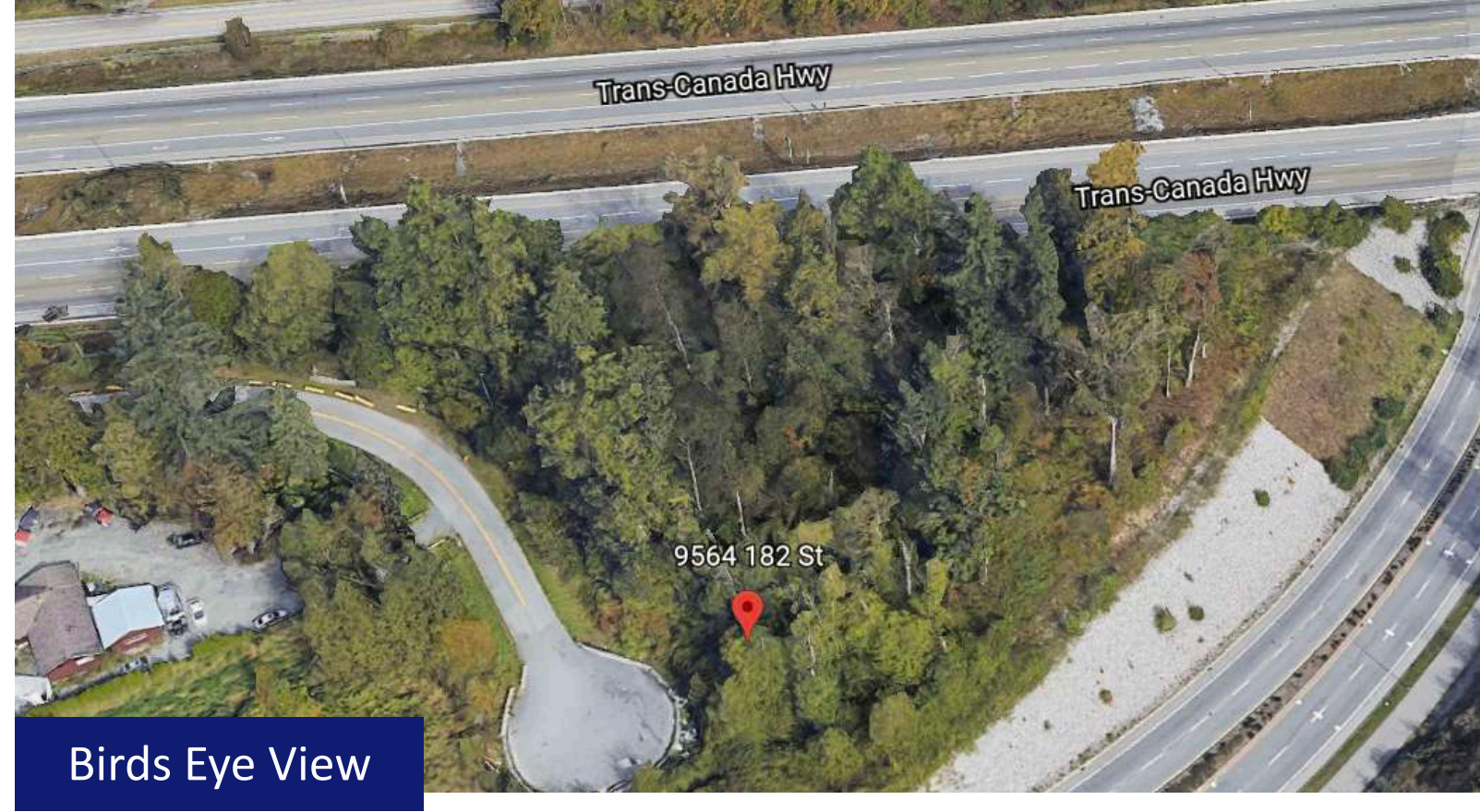
RE/MAX COMERCIAL ADVANTAGE

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## OPPORTUNITY

Iconic Properties Group is pleased to present this lovely opportunity to acquire 1.27 acres of future zoned Mixed Employment (Industrial) development property. The property is vacant on a quiet street in the neighborhood, it has its own privacy, as it is in a quiet cul-de-sac.

The Subject Property is nestled in the Port Kells area of North Surrey. This property is very close to all major routes; Golden Ears bridge, highway 1, highway 15, highway 17, and further out along highway 1, its about 20 minutes to reach highway 13. While we wait for the future zoning to commence, we have seen temporary use permits for Truck Parking, which can be a great cash income.



Birds Eye View

## PROPERTY DETAILS

CIVIC ADDRESS 9564 182 Street, Surrey, BC

PID# 014-301-229

SIZE 1.27 Acres

TAXES \$6,054.55 (2021)

ZONING RA

FAR 1.0 – 1.5

OCP Mixed Employment (industrial)

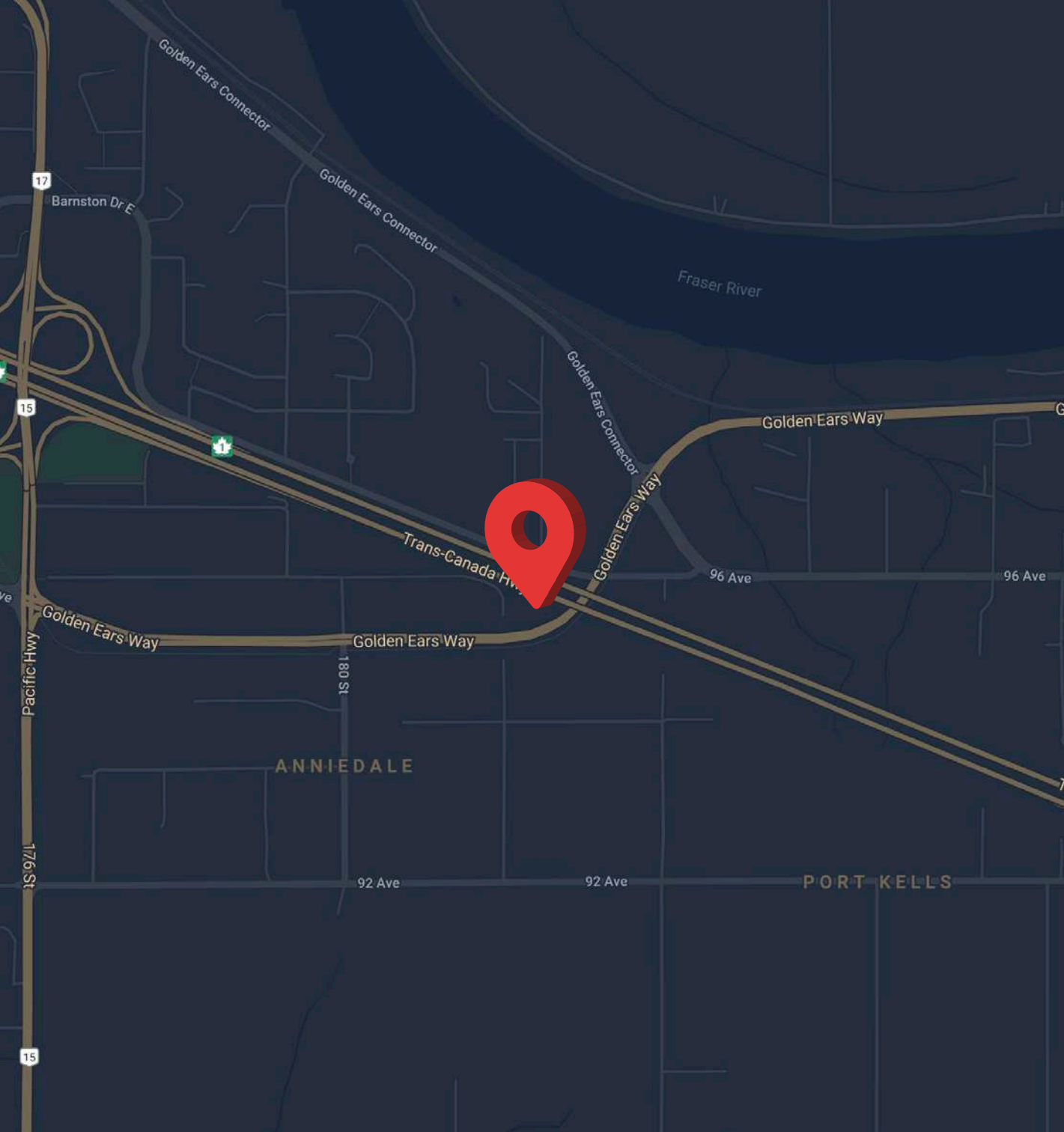
ASKING PRICE Contact Agents

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Surrey



## DEMOGRAPHICS

	0.5 km	1 km	2 km
<b>Population (2020)</b>	97	852	2,894
<b>Median Age</b>	41.7	38.2	39.1
<b>Average Household Income (2020)</b>	CA\$90,000	CA\$103,731	CA\$105,051
<b>Average Persons Per Household</b>	3.1	3.7	3.3



**110,000**  
VEHICLES PER DAY

*Along Trans-Canada Hwy & Golden Ears Way*



**2+**

Restaurants



**1+**

Grocery/  
Supermarkets



**2+**

Cafés/  
Bakeries



**4+**

Schools/  
Learning Centres



**1+**

Personal  
Services



**3+**

Childcare  
Providers

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