

FOR SALE

12974 88 Avenue, Surrey, BC

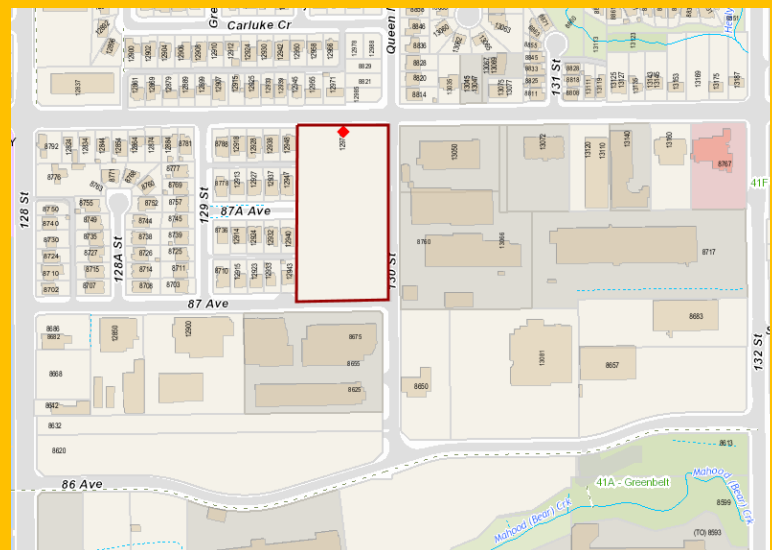


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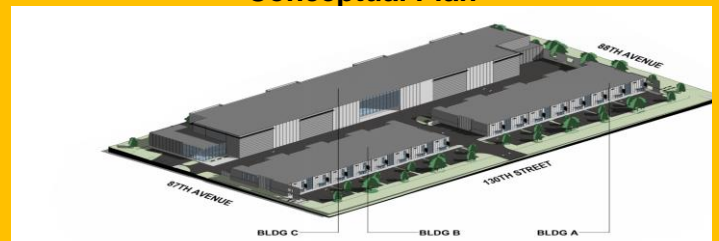
Property Highlights:

- High exposure site in a mature Industrial market
- Easily accessible central location
- 339' frontage on 88 Avenue
- IL Zone permits FSR of 1, 60% lot coverage
- Proximity to City Centre and residential areas provide access to labour force and diverse housing options

ASKING PRICE: Please Contact listing Realtor



Conceptual Plan



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#105-7928, 128th Street
Surrey, BC
V3W 4E8



LOCATION:

Newton West is located within the boundaries of 88 Ave and 72 Ave to the north and south and bounded by King George Boulevard and Scott Road to the east and west. The largest of Newton's industrial areas, Newton West is home to a range of light and heavy industries, including a high concentration of manufacturing companies. Excellent location for light impact industrial uses due to proximity of the site to major transportation corridors. Convenient access to transportation corridors - Highway 10, Highway 99 and King George Boulevard. The South Fraser Perimeter Road, completed in 2013, has improved access to Fraser Surrey Docks, Delta Port, Trans Canada Highway 1 and other major industrial parks in Metro Vancouver. King George Boulevard provides direct access to City Centre, including Skytrain rapid transit and Simon Fraser University Surrey.

DIMENSION & SHAPE:

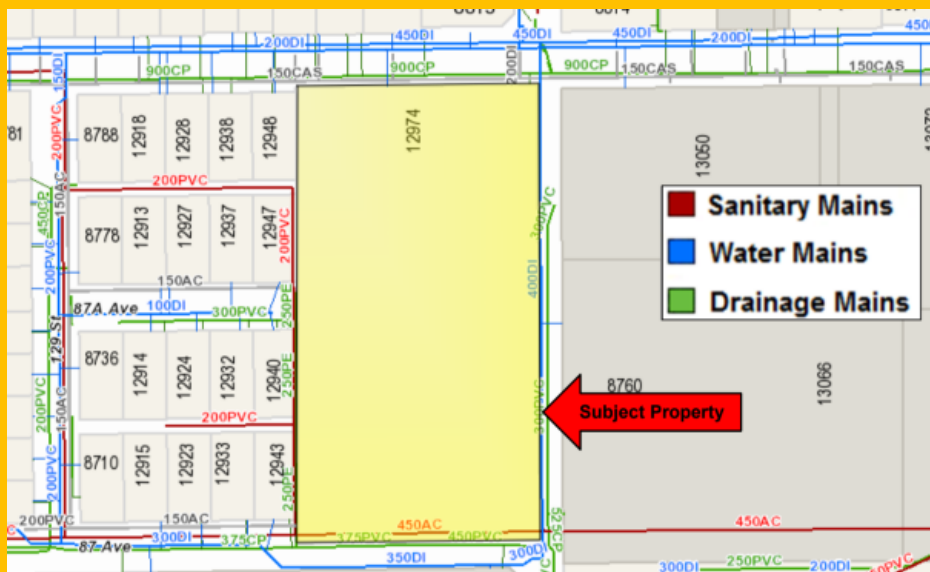
Rectangular shaped parcel with a gross site area of ±4.97 Acres. The property has ±339 feet of frontage on the south side of 88th Avenue [Truck Route] & north side of 87th Avenue, and depth of ±638 feet on 130th street along the west side of the Property.

ACCESS:

88th Avenue extending east/west of the property is a paved asphalt two lane, major arterial road. 130th Street extending north/south past the east side of the property is a paved asphalt single lane secondary road. 87th Avenue extending east/west past the south side of the property is an interior road connecting 128th street to 130th street. Roads on three sides of the property help provide great accessibility and huge exposure.

SITE SERVICES:

City water, sanitary and drainage services required for intensive industrial development are in general vicinity of this site.



ZONING:

IL (Light Impact Industrial Zone) – intended to accommodate and regulate the development of light impact industry, transportation industry, warehouses, distribution centres and limited office and service uses. The Property is designated as industrial in the OCP.

TITLE:

The registered title to the property is held by a bare trustee title holder, according potential savings on PPT.



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