

12258 103A AVENUE, SURREY
2.4 ACRES OF LAND

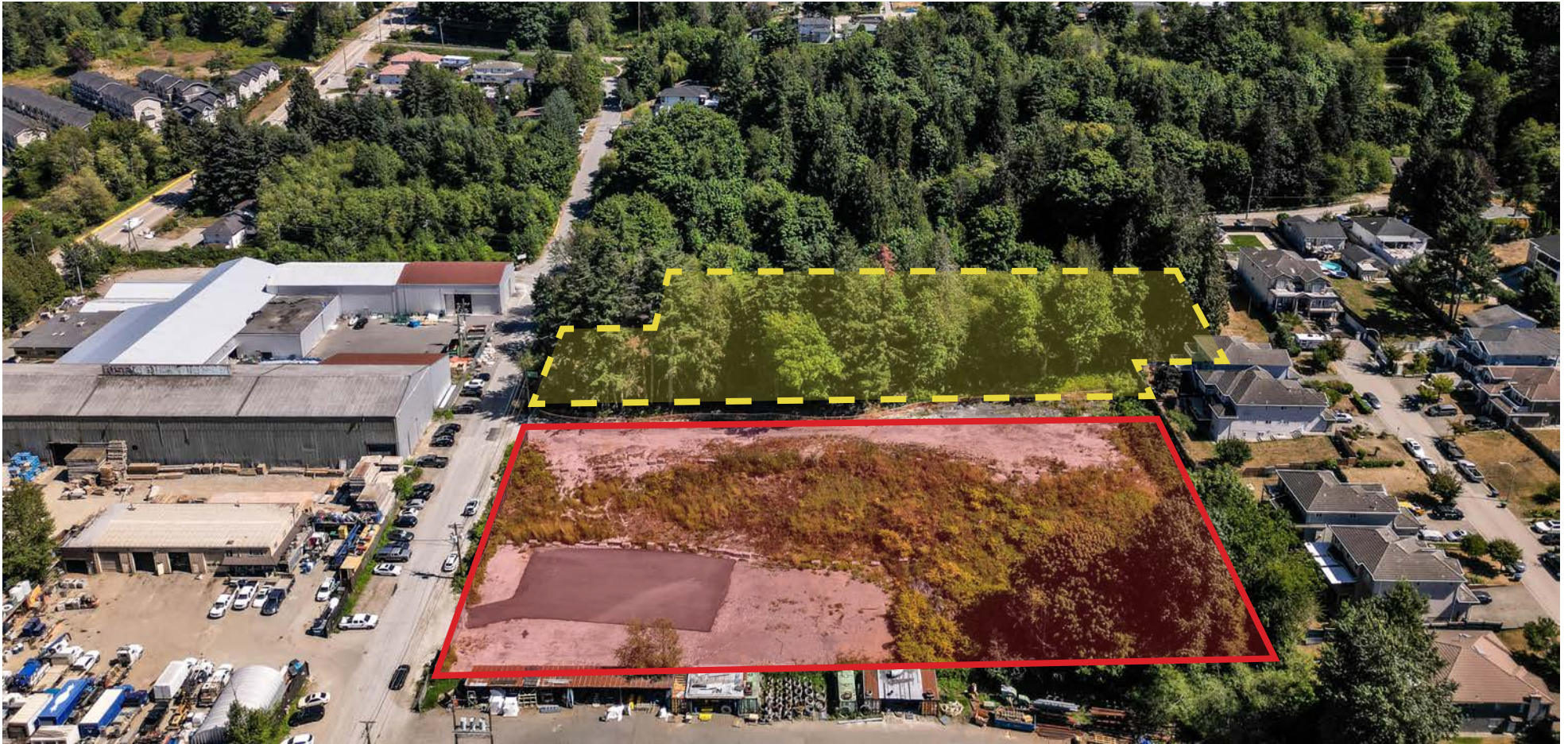
**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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604.428.5255



12258 103A AVENUE, SURREY

2.4 Acres of Land with Potential Assembly

- + William Wright Commercial is pleased to present this 2.4 acre property that is in the process of being rezoned to IL land. Proposed rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development (based on IL zone)" and Development Permit to permit the development of 3 industrial buildings.

South Westminster stands out as one of the few remaining areas in the region with untapped potential for industrial land use. This presents numerous prospects for future expansion and advancement. The locale is well-served by both local retail amenities within the bordering Bridgeview and those in close proximity to Surrey City Centre.



Flat, Gravelled, Rectangular Lot



Coveted Location



Convenient Accessibility

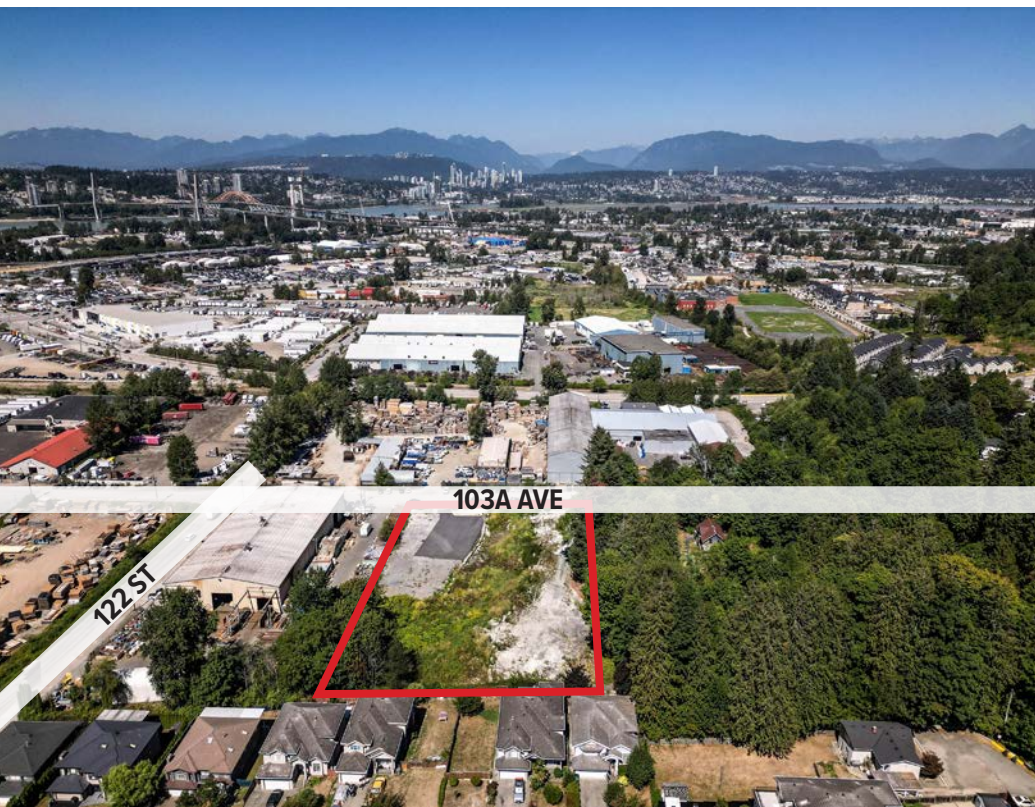


Proposed for 3
Industrial Buildings



Development Opportunity in Surrey

Address	SITE A 12258 103A Avenue, Surrey	SITE B <i>Potential Assembly:</i> 12280 103A Avenue & 10267 123A Street, Surrey
PID	011-565-721	011-565-705 & 009-340-505
Lot Size	2.4 acres	2.02 acres
Zoning	Single Family Residential (RF)	Single Family Residential (RF)
Proposed Land Use	Development Permit for 3 industrial buildings under IL zoning	Single storey industrial with office mezzanine under IL zoning
FAR	1.23	0.33
Property Taxes	\$13,577.95	\$8,022.25
Legal Description	LOT 5 BLOCK 3 SECTION 30 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 454	LOT 4 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 15743), BLOCK 3 SECTION 30 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 454 & LOT 9 SECTION 30 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 10502
Price	Contact Listing Agent	Contact Listing Agent



Proposed Plan Features

SITE A

- + **Floor Area Ratio (FAR)**
1.23 FAR
- + **Building Height**
5-storey mini-storage building and 2 single storey industrial buildings with mezzanine office space
- + **Parking**
78 stalls

SITE B

- + **Floor Area Ratio (FAR)**
0.33 FAR
- + **Building Height**
Single storey industrial with mezzanine office space
- + **Parking**
36 stalls

(These numbers are approximate only and may change prior to Final Approval)



LOCATION

Surrey, British Columbia

This opportunity is in one of the most desirable and accessible industrial areas in the Lower Mainland. South Westminster is largely characterized by the port and its supportive industrial lands, which transition to more business park and mixed use areas in the north, around Scott Road Skytrain Station. Centrally located in Metro Vancouver, South Westminster is well serviced by transportation infrastructure including Highway 17, Scott Road Skytrain station, Fraser Surrey Docks, and inter-modal rail.

A new Pattullo Bridge is currently under construction and scheduled to open in 2024. The new bridge will continue to provide a key connection between the City of Surrey and New Westminster. It will connect directly to King George Blvd, and a new off-ramp will connect the bridge to westbound Hwy 17. Access to these roadways enables swift and effortless movement throughout the Lower Mainland, catering to the efficient transportation and distribution of goods, as well as accommodating employees and clientele. Additionally, Highway 1, Port Kells, Highway 10, and Delta Port are all easily accessible.



DRIVE TIMES

- Downtown Vancouver - - - - - 40 Mins
- Richmond - - - - - 30 Mins
- Burnaby - - - - - 20 Mins
- New Westminister - - - - - 10 Mins
- Surrey Central - - - - - 10 Mins

TRANSIT South Westminister

South Westminister is well served by SkyTrain and bus. Scott Road SkyTrain Station provides rapid access to downtown Vancouver, New Westminister, Burnaby and Surrey City Centre. South Westminister is serviced by several bus routes including frequent transit. Scott Road is part of TransLink's Frequent Transit Network (FTN) where transit service - Route 319 - runs every 15 minutes daily (319 Route). The 319 will be upgraded to the planned R6 RapidBus route which will provide increased service levels, upgraded stops, and transit priority measures to improve speed and reliability.

For More Information Contact

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