

6482 175A STREET, SURREY

PRIME INDUSTRIAL-ZONED DEVELOPMENT LAND IN CLOVERDALE

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

SAM REPCHUK
sam@williamwright.ca
604.546.5555

NORTHVIEW GOLF & COUNTRY CLUB



For Sale 6482 175A Street, Surrey

Opportunity to purchase 23,573 square feet of prime industrial-zoned development land in Cloverdale. The levelled gravel lot offers a blank slate for potential buyers to create a custom-built industrial facility, tailored to their specific requirements. The light industrial distinction of the property is a significant advantage as it permits a wide range of industrial uses. Potential buyers can explore the various options, which include automotive services, light manufacturing, and warehousing.

SIZE
± 0.54 Acres (± 23,573 SQFT)

ZONING
IL

PROPERTY TAXES
\$25,776.78

PID
031-127-771

PRICE
Contact Listing Agent



Graveled & Fenced



Full Municipal Services



Clean Environmental Report



High Exposure Site



BILL REID MILLENNIUM AMPHITHEATRE

CLOVERDALE RECREATION CENTRE

CLOVERDALE CROSSING

64 AVE

176 ST

IL ZONING USES
Automotive services,
light manufacturing,
and warehousing

Surrey Demographics



Population
568,322 (2021)



Median Age
38.4



Avg. Household Income
\$98,000



Bikescore
72

Driving Distances

Highway 10
5 Minutes

Highway 1
10 Minutes

US Border
15 Minutes

Coquitlam
30 Minutes

Abbotsford
40 Minutes

Richmond
40 Minutes



SUBJECT PROPERTY

CLOVERDALE CROSSING
ANCHOR TENANTS: STARBUCKS, LONDON DRUGS, TIM HORTONS, MCDONALD'S, BOSLEY'S, SAVE-ON-FOODS

PUBLIC STORAGE

SPLITZ GYMNASTICS CENTRES

LOCATION

The property's location in Cloverdale provides easy access to Metro Vancouver and the Fraser Valley via major transport routes, making it an ideal choice for businesses looking to establish an industrial presence in the thriving Cloverdale industrial district. Highway 1, Highway 10, and the US / Canada Border are all within a fifteen minute drive.

FOR MORE INFORMATION CONTACT

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