### **6482 175A STREET, SURREY**

### PRIME INDUSTRIAL-ZONED DEVELOPMENT LAND IN CLOVERDALE

# FOR **SALE**





**Commercial Real Estate Services** 

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## 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 custombuilt 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** 

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**PROPERTY TAXES** \$25.776.78

031-127-771

PRICE

**Contact Listing Agent** 

















### **Surrey** Demographics



**Population** 568,322 (2021)



Median Age 38.4



Avg. Household Income \$98,000



**Bikescore** 

#### **Driving** Distances

**Highway 10** 5 Minutes

**Highway 1** 10 Minutes

**US Border** 15 Minutes Coquitlam 30 Minutes

**Abbotsford** 40 Minutes

**Richmond** 40 Minutes

**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 with in a fifteen minute drive.

#### FOR MORE INFORMATION CONTACT

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