

CHI Zoned - Development Opportunity

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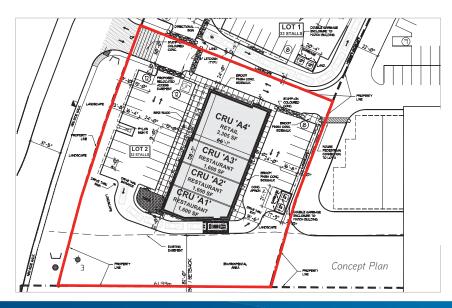
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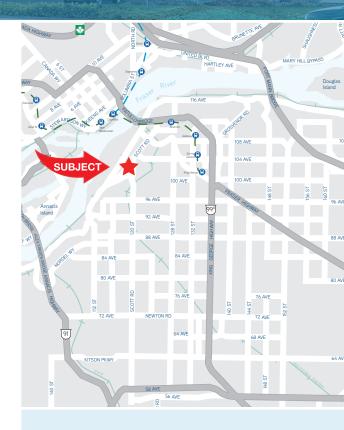
SITE FEATURES

- > Over 265 ft of frontage to Scott Road
- > Preloaded site; ready for development
- > All municipal services at lot line
- > Development permit in place for an 8,100 SF drive-thru building
- > Reciprocal access agreements on title with Tim Horton's and Chevron
- Daily traffic counts in excess of 50,000 vehicles on Scott Road

For Sale > 10388 Scott Road, Surrey, BC

OPPORTUNITY	To acquire a 100% freehold interest in a "ready to build", one acre(+) site on Scott Road and 104 th Avenue, in the rapidly changing area of South Westminster. The site enjoys CHI zoning (Highway Commercial), which is flexible and highly sought after by developers and users alike.
LEGAL DESCRIPTION	Lot 2 Block 5 Section 19 Range 2W, Plan BCP39778 NWD PID: 027-812-502
SITE SIZE & DESCRIPTION	The site is slightly irregular in shape and benefits from approximately 266 feet of frontage on Scott Road and an average depth of approximately 200 feet. The gross site totals 45,972 SF, however, due to easements and riparian area set-backs, the net developable site area is 35,830 SF (per the approved DP).
ZONING	 CHI - Highway Commercial Industrial Zone Retail stores with limitations Automotive Service Uses Eating establishments including drive-thru restaurants General service uses including drive-thru banks Warehouse uses
DEVELOPMENT PERMIT	The Vendor has pre-loaded the site and has approvals for a retail building with drive-thru totalling approximately 8,100 SF.
PRICE REDUCED	\$1,488,000 \$1,398,000





CONTACT US

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