



Price Reduced

South Fraser Perimeter Road

Tannery Road

Scott Road

103A Ave

Frito Lay

LORDCO
AUTO PARTS

FedEx

Quizno's SUBS

BURGER KING

Chevron

Tim Hortons

SUBJECT

For Sale

10388 Scott Rd, Surrey, BC

CHI Zoned - Development Opportunity

SAM NAKHLEH*
SENIOR VICE PRESIDENT
+1 604 661 0861
sam.nakhleh@colliers.com

*PERSONAL REAL ESTATE CORPORATION



COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
+1 604 681 4111
www.collierscanada.com

SITE FEATURES

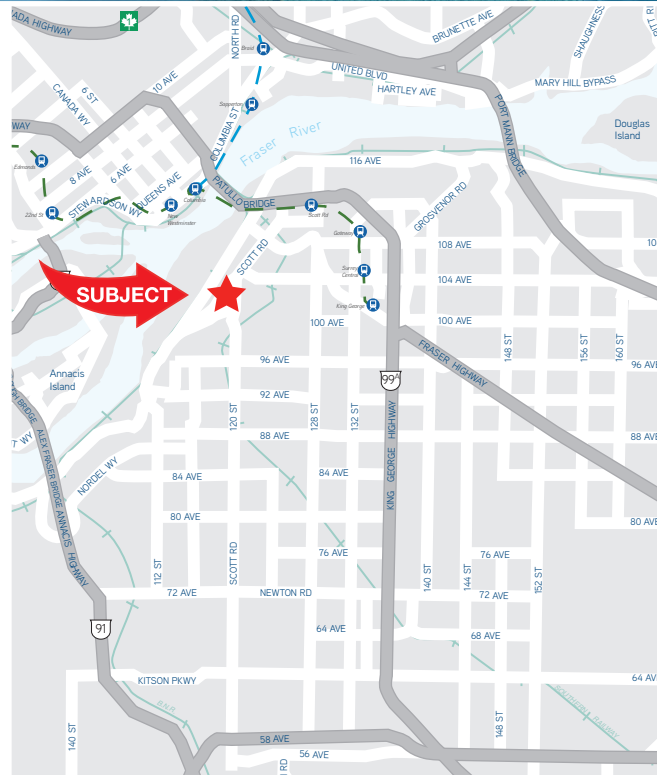
- > Over 265 ft of frontage to Scott Road
- > Preloaded site; ready for development
- > All municipal services at lot line
- > Development permit in place for an 8,100 SF drive-thru building
- > Reciprocal access agreements on title with Tim Horton's and Chevron
- > Daily traffic counts in excess of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



For Sale >

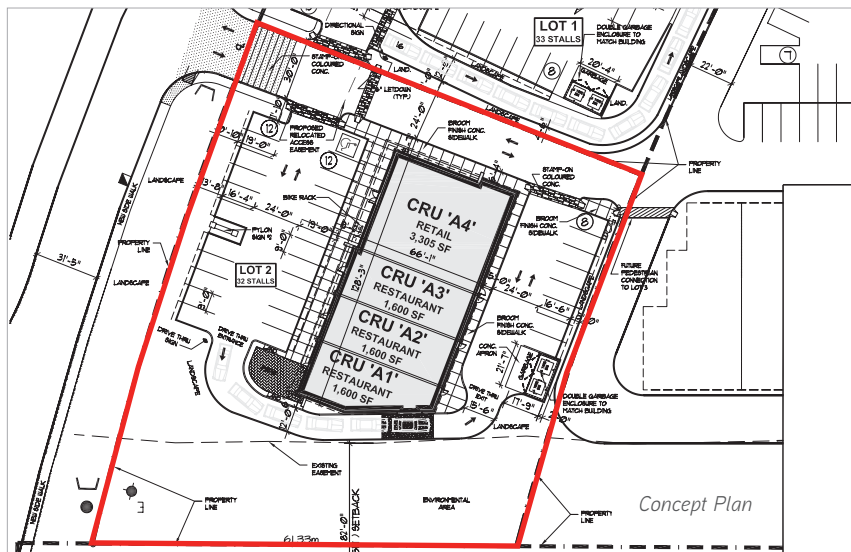
10388 Scott Road, Surrey, BC

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|-------------------------|--|
| 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 <ul style="list-style-type: none"> > 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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