

19255 21ST AVENUE
SURREY, BC



INDUSTRIAL DEVELOPMENT SITE
3.9 ACRES

FOR SALE



WILLIAM N. HOBBS

PERSONAL REAL ESTATE CORPORATION

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SENIOR VICE PRESIDENT, INDUSTRIAL

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3.9 Acre Industrial Development Site

FOR
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LOCATION

The Campbell Heights Business Park is well situated in close proximity to affordable single family housing in Langley and Central Surrey, as well as prestigious executive housing in South Surrey/White Rock. Neighborhood commercial services including banking, restaurants, gas stations and assorted retail stores are all located within minutes of Campbell Heights. Major retail expansion along Highway 99 at 32nd Avenue is ongoing, and existing major golf courses are all minutes away.

This site is well located to service Surrey/Delta and the entire Fraser Valley. Access to Highway 99 is minutes away and 176th Street provides access to the Canada/USA border and as a connection to Highway 1. The Canada/USA border is 10 minutes from the property, the Vancouver International Airport is 40 minutes away and Downtown Vancouver and the Delta Port are approximately 45 minutes away.

CIVIC ADDRESS

19255 21 Avenue, Surrey

LEGAL DESCRIPTION

Lot B, Section 15, Township 7, Plan EPP30200 NWD
PID: 029-133-271

ZONING

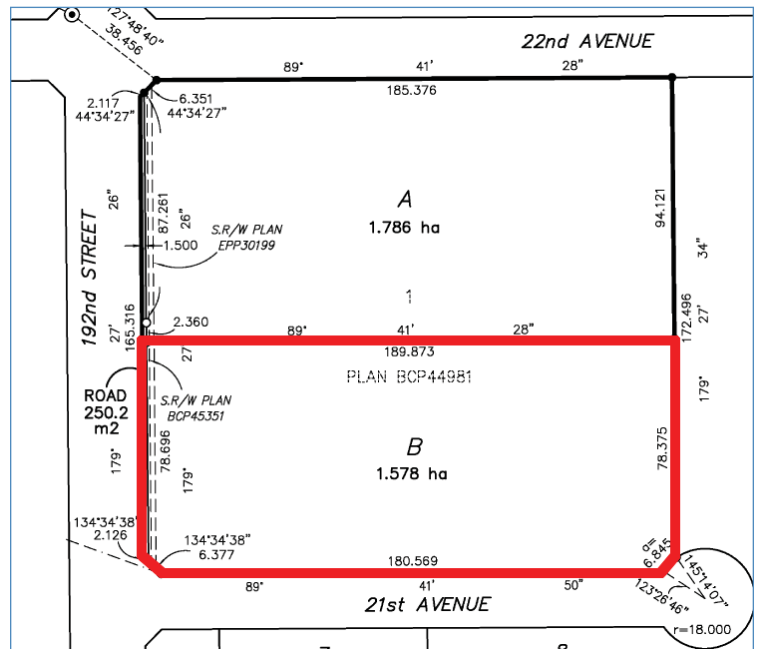
IB-2

FEATURES

- Corner site
- Fully serviced
- Prepped and level

PRICE

\$3,490,500



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