



# FOR SALE

## 2.76 Acre Corner Lot in Campbell Heights Business Park

2546 192 Street, Surrey, BC

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Loblaws

METRO ALUMINUM

CORPORATE IMAGES

SleepCountry CANADA

FLYNN FLYNN CANADA LTD.

192 Street

SUBJECT

BLACK THORN PROPERTIES INC.

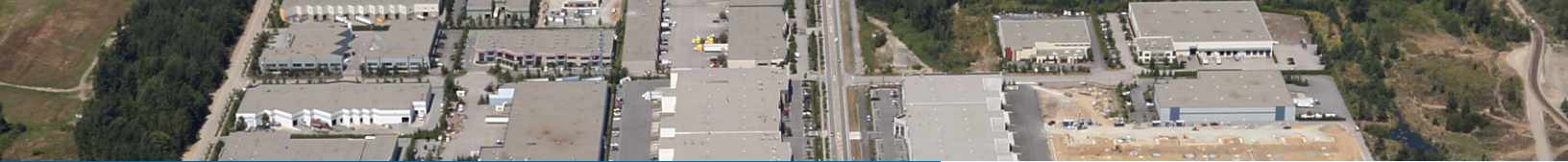
25 Avenue

24 Avenue

DIVERSIFIED MANAGEMENT

BLACK THORN PROPERTIES INC.

22 Avenue



## FOR SALE > 2546 192 STREET, SURREY, BC

### LOCATION

The subject property is located on the northeast corner of 25th Avenue and 192nd Street in Campbell Heights Business Park in South Surrey. Campbell Heights is a sought after location for industrial users in the Lower Mainland with close proximity to Highway #1 and Highway #99 and the US border.

### SITE SIZE\*\*

2.76 acres

### FEATURES

- > High exposure location with frontage along 192nd Street and 25th Avenue
- > Environmental and geotechnical reports completed
- > Architectural drawings available
- > Development Permit Application and \$6,000 DP fee paid
- > Erosion Sediment Control Permit \$17,800 bond posted and work completed (bond refunded to Purchaser)
- > 7,700 cubic metres of sand and gravel on site to be removed by the Vendor at the Vendor's cost at building permit issuance and site to be left at grade
- > Development Cost Charge rebate for DCC rebatable works completed (contact listing agent for details)
- > Fully serviced to municipal standards

### EXISTING PLANS

There are existing plans for the site for a 50,000 SF cold storage facility, contact listing brokers for more details.

### ZONING

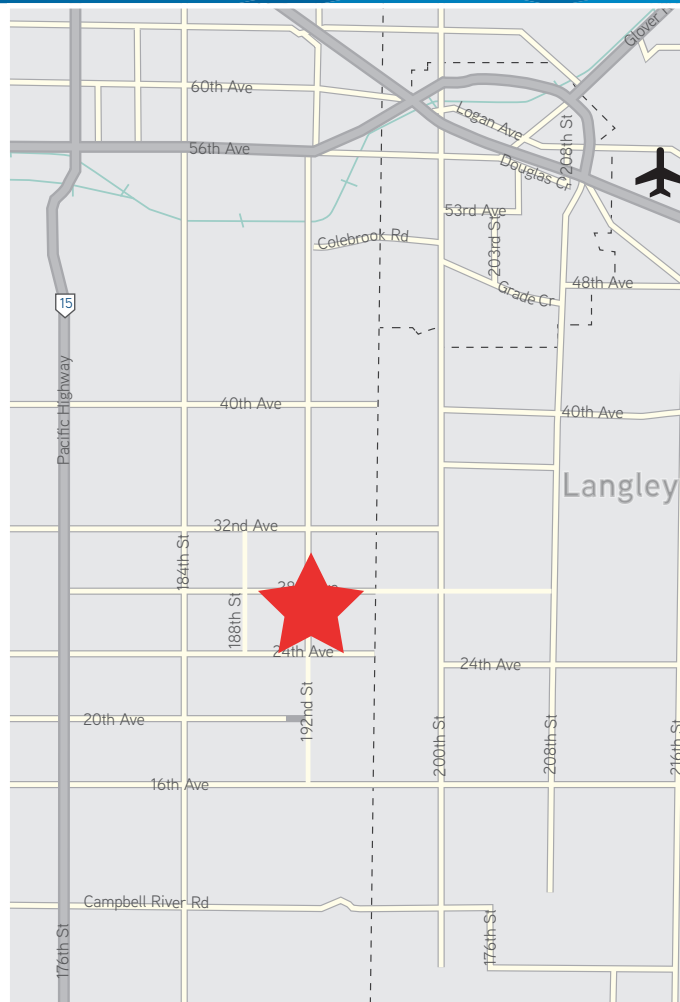
IB-1 - Business Park 1 Zone

### PRICE

\$2,400,000 (plus Development Cost Charges)

*\*\*All measurements are approximate and to be verified by the purchaser if important*

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### CONTACT US

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