

# FOR SALE

## High Exposure Acreage Fronting Scott Road

10663 Scott Road, Surrey, BC

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### LOCATION

The subject property is located in the geographic centre of Metro Vancouver in the South Westminster area of Surrey. The area benefits from quick and easy access to all major transportation routes, including Highway 1 and the recently completed South Fraser Perimeter Road. The South Fraser Perimeter Road provides an efficient connection from the Deltaport container terminal, the largest container terminal in Canada, to businesses and other transportation corridors in the interior.

# FOR SALE > 10663 SCOTT ROAD, SURREY, BC

## OPPORTUNITY

To acquire acreage fronting Scott Road in the South Westminster area of Surrey.

## SITE FEATURES\*\*

- > Excellent location with convenient access to all major highways
- > Regular shaped lot
- > Frontage: 290' wide x 560' deep
- > Existing improvements onsite include a house and a small wood frame and metal-clad building with washroom

\*There are currently two month to month tenancies on the Property, contact listing brokers for income information.

## SITE SIZE\*\*

3.7 acres

## ZONING

IL-1 (Light Impact Industrial 1) This zone is intended to accommodate and regulate the development of light impact industry and limited office and service uses with a high standard of design.

## ASSESSED VALUE

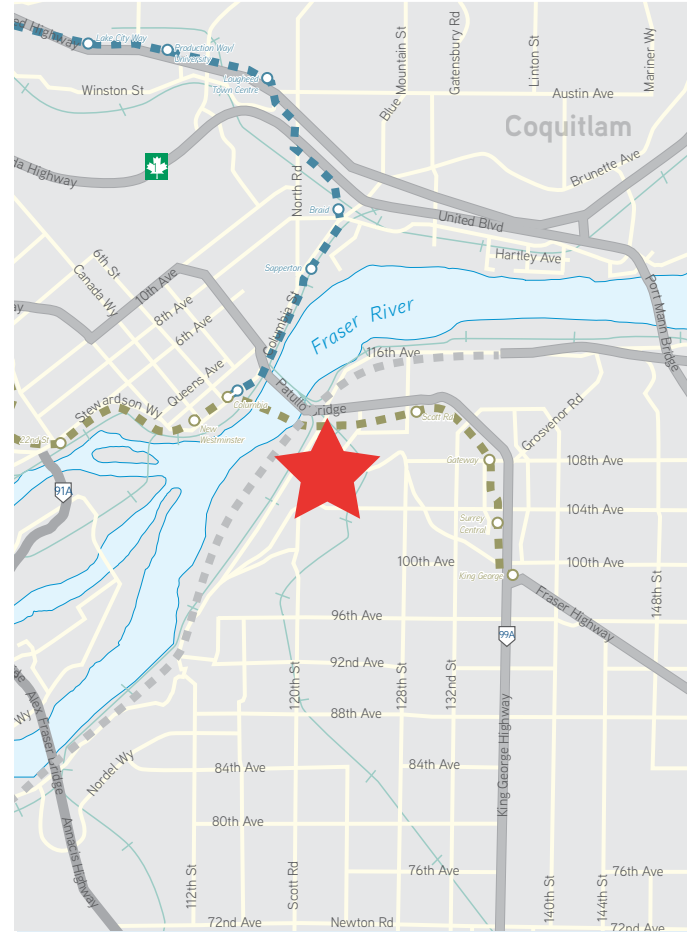
\$3,704,900 (2014)

## ANNUAL PROPERTY TAXES

\$53,637.40 (2014)

## SALE PRICE

\$4,200,000



## CONTACT US

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\*\* All measurements are approximate only and should be verified by the purchaser.