

17950 ROAN PLACE

SURREY, BC



SITUATED IN CENTRAL CLOVERDALE
19,989 SF INDUSTRIAL LAND OPPORTUNITY

FOR SALE



LOCATION

Located in Central Cloverdale, the subject property is west of 180th Street and South of 55th Avenue. This location benefits from the nearby railway and major improvements being made to the local highway network which leads to major traffic arteries in Surrey and Langley. Nearby neighbors include Kwantlen Polytechnic University, the UPS Store, Chevron, Hawkwood Investments and McDonald's.



KEVIN VOLZ

PERSONAL REAL ESTATE CORPORATION
ASSOCIATE VICE PRESIDENT, INDUSTRIAL
604.640.5851
kevin.volz@ca.cushwake.com

ANDREW GREEN

PERSONAL REAL ESTATE CORPORATION
VICE PRESIDENT, INDUSTRIAL
604.640.5800
andrew.green@ca.cushwake.com

JOT MATTU

SALES ASSOCIATE, INDUSTRIAL
604.639.9352
jot.mattu@ca.cushwake.com

RICK DHANDA

SALES ASSOCIATE, INDUSTRIAL
604.640.5816
rick.dhanda@ca.cushwake.com

17950 ROAN PLACE, SURREY, BC

19,989 sf Industrial Land Opportunity



OPPORTUNITY

To own a piece of industrial land in a central location as a good investment opportunity.

ZONING

IL (Light Impact) industrial zone is intended to accommodate and regulate the development of light impact industry, transportation industry, warehouses, distribution centres and limited office and service uses. A copy of the zoning bylaws are available from the listing agents.

SITE FEATURES

- Services at lot line
- Approximately 101' x 197' configuration

LEGAL DESCRIPTION

Lot 12 Section 5 Township 8 New Westminster District Plan 46717
PID: 000-744-786

LOT SIZE

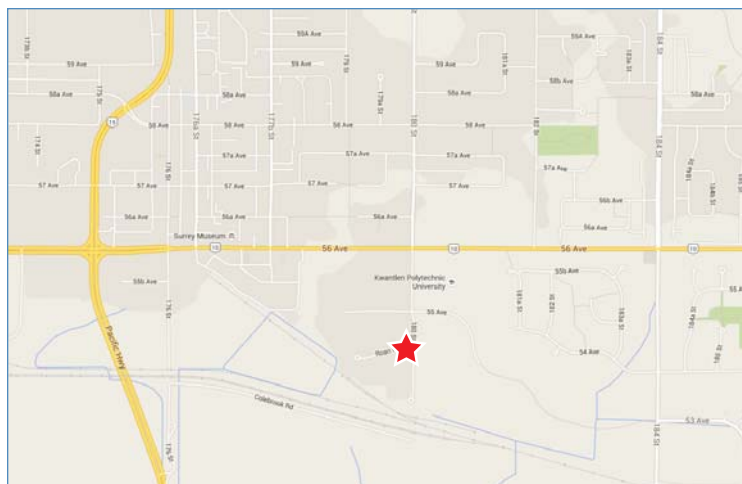
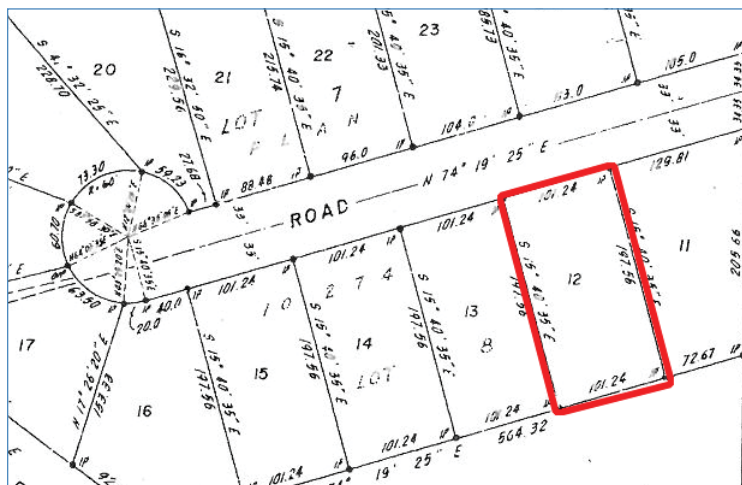
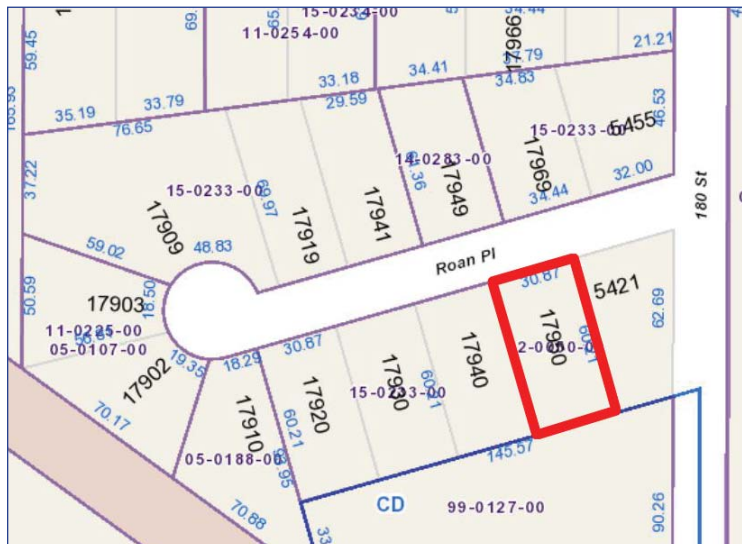
19,989 sf (0.459 acres)

ASKING SALE PRICE

\$799,000

PROPERTY TAXES (2015)

\$9,365.61



KEVIN VOLZ

PERSONAL REAL ESTATE CORPORATION
ASSOCIATE VICE PRESIDENT, INDUSTRIAL
604.640.5851
kevin.volz@ca.cushwake.com

ANDREW GREEN

PERSONAL REAL ESTATE CORPORATION
VICE PRESIDENT, INDUSTRIAL
604.640.5800
andrew.green@ca.cushwake.com

JOT MATTU

SALES ASSOCIATE, INDUSTRIAL
604.639.9352
jot.mattu@ca.cushwake.com

RICK DHANDA

SALES ASSOCIATE, INDUSTRIAL
604.640.5816
rick.dhanda@ca.cushwake.com

