



Campbell Heights North  
BUSINESS PARK  
the future works here

32 AVENUE

192 STREET

SUBJECT

194 STREET

# FOR SALE

## 10 Acres in Campbell Heights

19495 & 19521 32 Avenue  
Surrey, BC

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### LOCATION

Located in the Campbell Heights Business Park area of southeast Surrey, the property has excellent access to the major transportation links in the region. The USA border is minutes south via 176 Street (Pacific Highway) to the west and the Trans-Canada Highway is 20 minutes to the north. Downtown Vancouver is 45 minutes west of the subject site via 32 Avenue and Highway 99. Campbell Heights is fast becoming one of the most successful and well planned business parks in the Greater Vancouver area.



## FOR SALE > 19495 & 19521 32 Avenue, Surrey

### SITE SIZE\*\*

Ten (10) acres, Frontage: 330' wide x 1,320' deep

### ON-SITE IMPROVEMENTS

Workshop: heated, 30' x 42'

Barn: 24' x 60'

Home #1: 2,380 SF, 3 bedrooms & 3 baths

Home #2: 1,800 SF, 3 bedrooms & 3 baths

### RENTAL INCOME

\$4,600 per month

### SERVICING

There are currently no municipal services to the subject property. Upon redevelopment services would have to be brought in from 192 Street. There is sewer and water projected in the City of Surrey's ten (10) year plan which will be development driven. Presently water is by way of well and sanitary is by way of septic.

### ZONING

The property is currently zoned A1 (General Agricultural) and is not in the Agricultural Land Reserve. This zoning is intended to accommodate and regulate the development of agricultural land and farm operations.

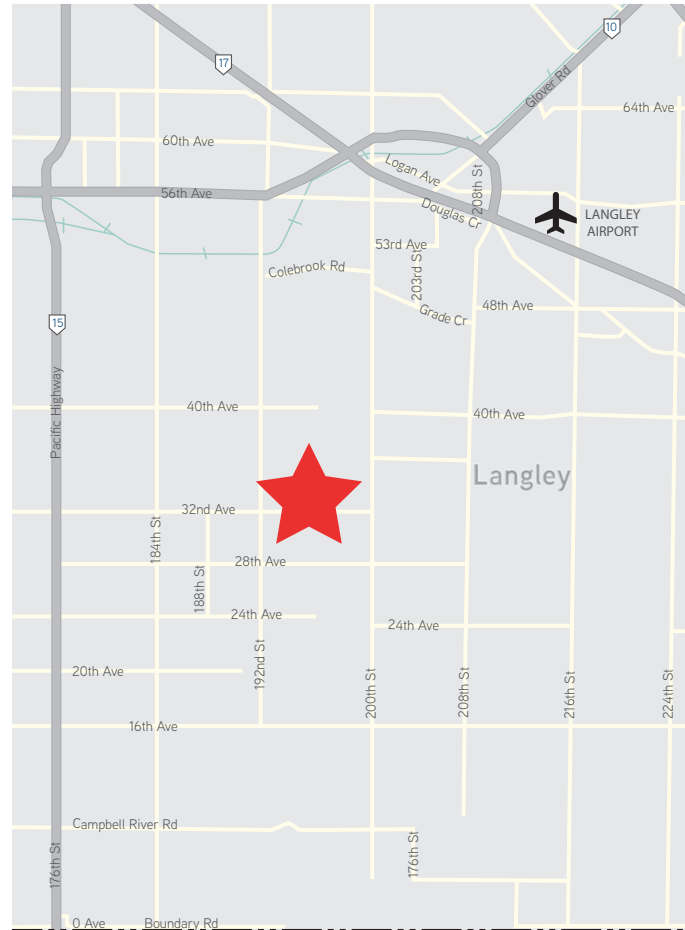
### DESIGNATED ZONING

The Designated Zoning for the property under the Official Community Plan is Mixed Employment and Business Park under the Campbell Heights Local Area Plan. This designation is intended to support a mix of industrial, commercial, business park and office uses which are all encouraged to locate in the Mixed Employment zone with the exception of heavy industry.

### SALE PRICE

\$5,250,000

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



### CONTACT US

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