



**CUSHMAN &  
WAKEFIELD**

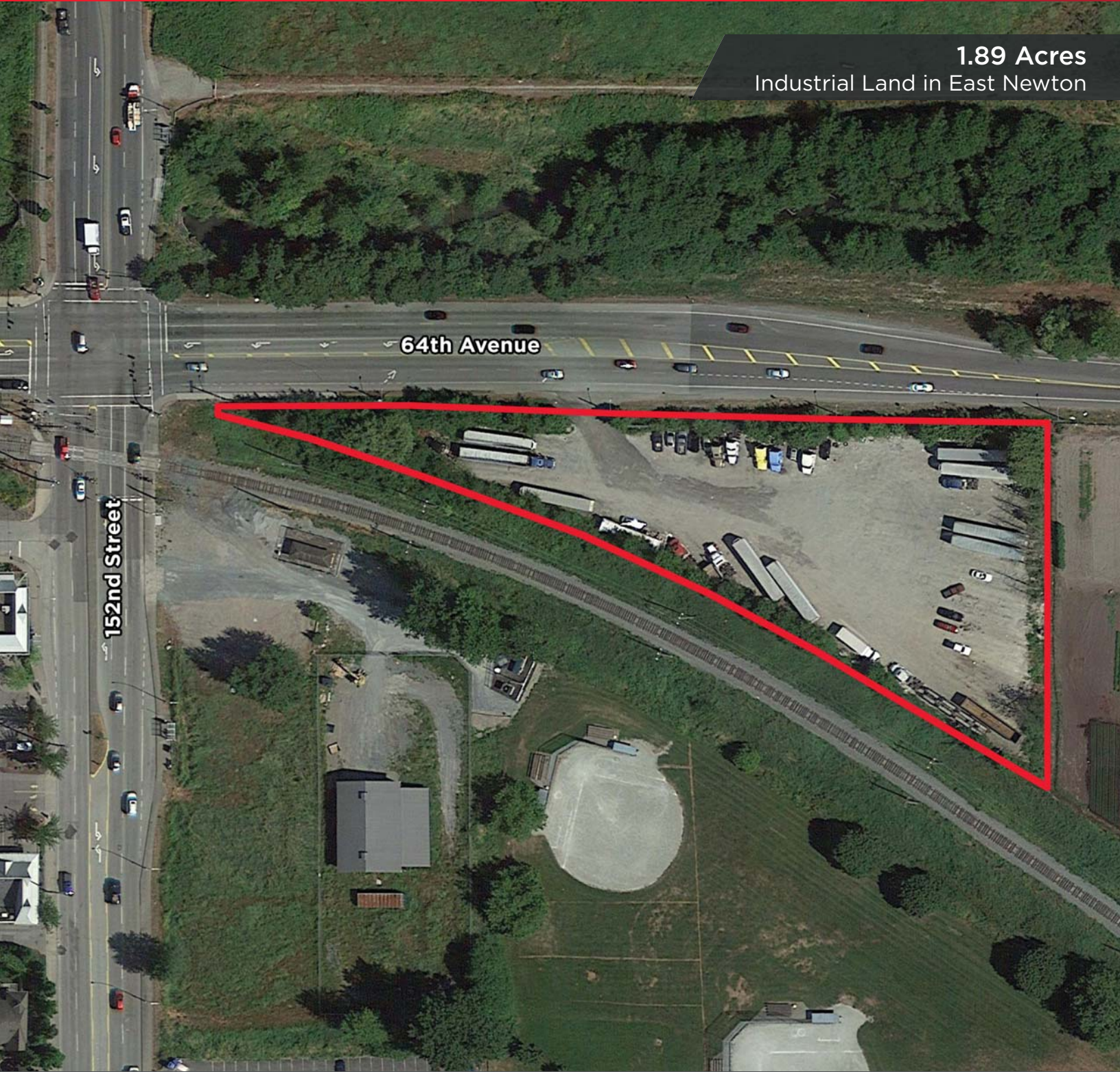
**FOR SALE**

**END USER OR DEVELOPMENT OPPORTUNITY**

**15238 64<sup>TH</sup> AVENUE**

**SURREY, BC**

**1.89 Acres**  
Industrial Land in East Newton



**Jot Mattu**

Sales Associate, Industrial  
604 639 9352  
jot.mattu@ca.cushwake.com

**Kevin Volz**

Personal Real Estate Corporation  
Vice President, Industrial  
604 640 5851  
kevin.volz@ca.cushwake.com

**Rick Dhanda**

Sales Associate, Industrial  
604 640 5816  
rick.dhanda@ca.cushwake.com

**Andrew Green**

Personal Real Estate Corporation  
Vice President, Industrial  
604 640 5800  
andrew.green@ca.cushwake.com





**CUSHMAN & WAKEFIELD**

# FOR SALE END USER OR DEVELOPMENT OPPORTUNITY 15238 64<sup>TH</sup> AVENUE SURREY, BC

## OPPORTUNITY

A rare opportunity to purchase a 1.89 acres of industrial land, with nearly 630 feet of 64th Avenue frontage, located on the intersection of 152nd Street and 64th Avenue.

## LOCATION

Located in central Surrey on the corner of 64th Avenue and 152nd Street, just north of busy Highway 10. The subject property also provides excellent access to Highway 91, Highway 99, 176th Street (Highway 15), the US Border and the TransCanada Highway connecting to all parts of Metro Vancouver and beyond. Access is provided off of 64th Avenue.

## ZONING

IL (Light Impact Industrial), with a variety of industrial, assembly, recreational & ancillary office uses are permitted. A full copy and explanation of the zoning is available by contacting the listing brokers.

## LEGAL DESCRIPTION

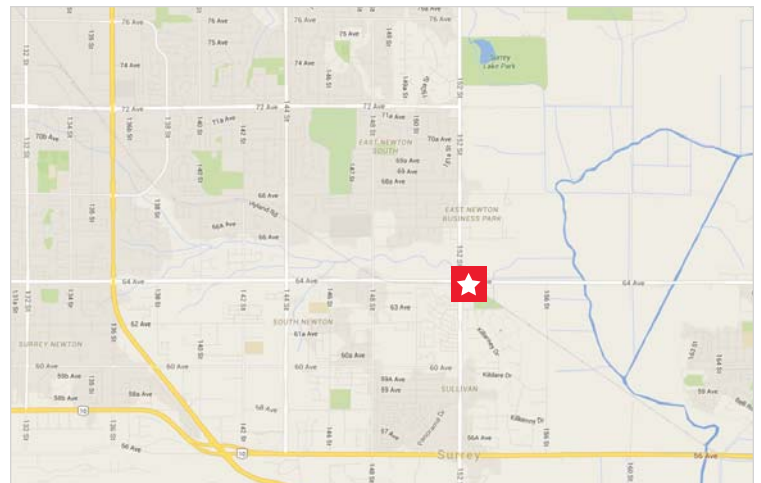
Parcel "A" (Reference Plan 4630) North West Quarter Section 11 Township 2 New Westminster District  
PID: 013-215-426

## ASKING SALE PRICE

\$2,200,000

## PROPERTY TAX

\$30,296.72 (2015)



### Jot Mattu

Sales Associate, Industrial  
604 639 9352  
jot.mattu@ca.cushwake.com

### Kevin Volz

Personal Real Estate Corporation  
Vice President, Industrial  
604 640 5851  
kevin.volz@ca.cushwake.com

### Rick Dhanda

Sales Associate, Industrial  
604 640 5816  
rick.dhanda@ca.cushwake.com

### Andrew Green

Personal Real Estate Corporation  
Vice President, Industrial  
604 640 5800  
andrew.green@ca.cushwake.com