

FOR SALE

**16,058 SF VACANT COMMERCIAL  
DEVELOPMENT LAND**

**12036-12044 82<sup>nd</sup> Avenue**  
Surrey, BC

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Newton  
Athletic Park

SUBJECT

Real Canadian  
Superstore

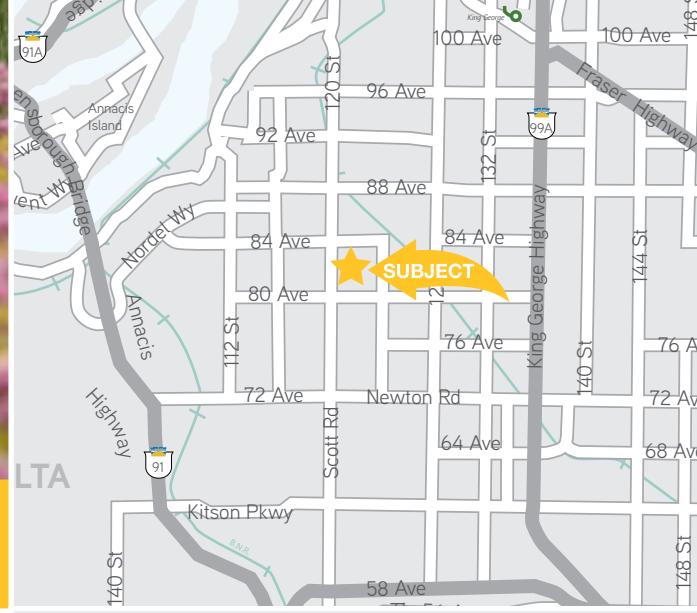
120 Street

82 Avenue

North Delta  
Secondary

**Colliers**  
INTERNATIONAL





# 12036-12044 82<sup>nd</sup> Avenue, Surrey, BC

FOR SALE

## Opportunity

Colliers International has been engaged by the vendor to facilitate the sale of 12036 82<sup>nd</sup> Avenue and 12044 82<sup>nd</sup> Avenue, Surrey BC. This 16,058 SF (combined) vacant development site is located along 82<sup>nd</sup> Avenue in Surrey within one block of Scott's Road main commercial area. This is a high profile location for a retail/office development over two vacant parcels of land which benefits from its proximity to local amenities.

## Property Highlights

- > Two side by side vacant development sites
- > Highly sought after commercial area
- > Zoned C-8 – allowing for a variety of office and retail uses
- > 10 minute drive to Surrey City Centre, Highway 91 and South Fraser Perimeter Road
- > 13 minutes via direct bus connection to Scott Road Station for Expo Line SkyTrain
- > 136 feet of frontage along 82<sup>nd</sup> Avenue

Civic Address: 12036 82<sup>nd</sup> Avenue, Surrey, BC  
12044 82<sup>nd</sup> Avenue, Surrey, BC

Legal Address: LOT 6 SECTION 30 TOWNSHIP 2 PLAN 17353 NWD  
PID:004-033-469  
LOT 5 SECTION 30 TOWNSHIP 2 PLAN 17353 NWD  
PID: 008-901-104

Location: Located along 82<sup>nd</sup> Avenue between, 120 and 120A Streets

Site Area: 16,058 SF

Zoning: C-8

Assessed Value (2015):	Land	12036	12044	Total
		\$459,000	\$459,000	<b>\$918,000</b>

Property Taxes (2015):	12036	12044	Total
	\$7,162.33	\$7,445.33	<b>\$14,607.66</b>

## Offering Process & Contact

Prospective purchasers are invited to submit Offers on 12036-12044 82<sup>nd</sup> Avenue, Surrey BC through Colliers for consideration by the Vendor.

## Contact Us

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