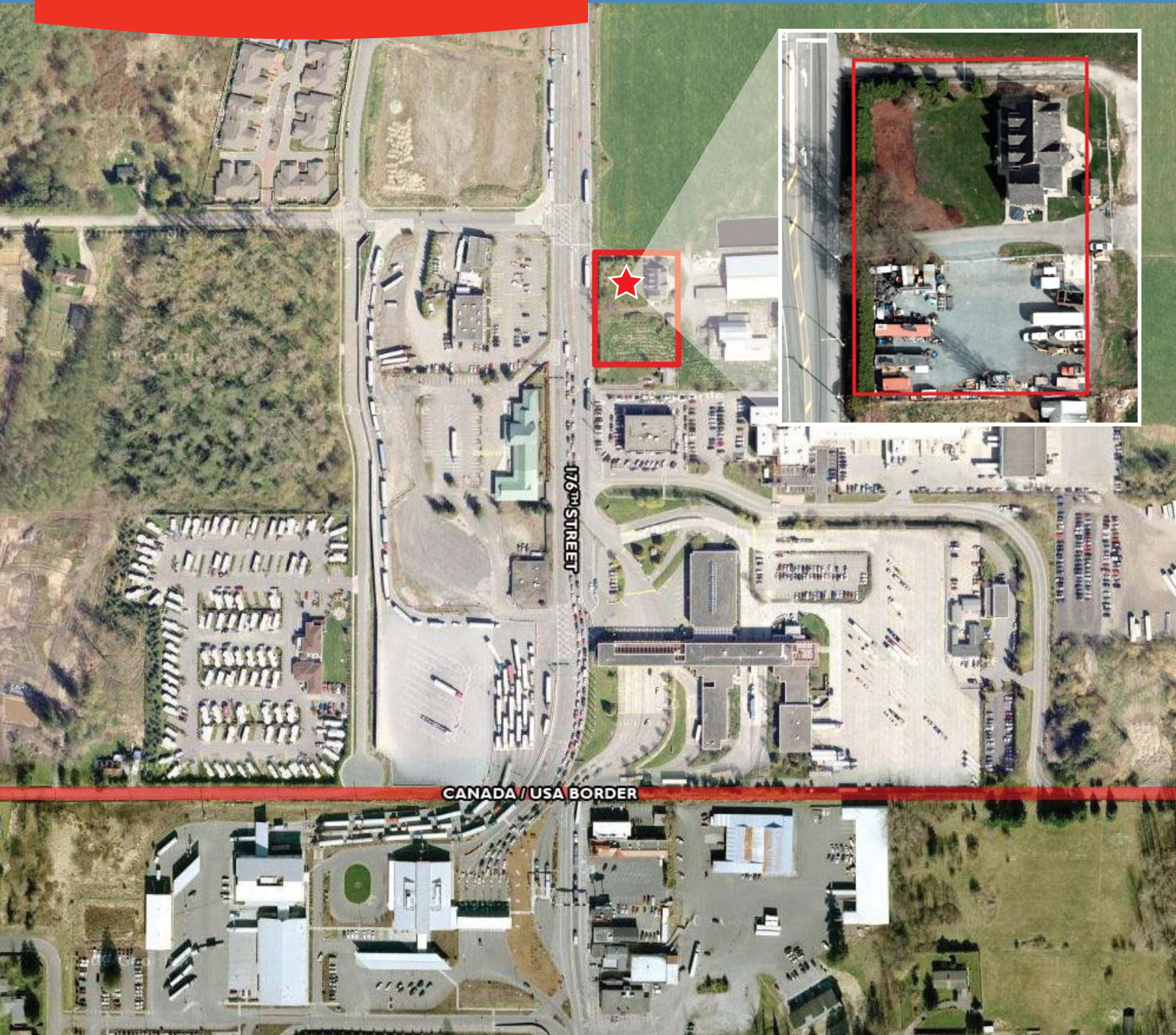


174 176TH STREET
SURREY, BC



0.95 ACRE PROPERTY
NEXT TO THE PACIFIC BORDER CROSSING

FOR SALE



WILLIAM N. HOBBS
PERSONAL REAL ESTATE CORPORATION
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174 176TH STREET, SURREY, BC

0.95 Acre Property – Next to the Pacific Boarder Crossing

FOR
SALE

LOCATION

Strategically located a stone throw from the Pacific Boarder Crossing, at Highway 15 and 2nd Avenue. The Highway has recently been upgraded to two lanes in each direction and the intersections at 2nd and 4th Avenue have been upgraded as part of the provinces Gateway Program. The Pacific Highway (15) also links into the Golden Ears Bridge and the new South Fraser Perimeter Road. Additionally, the City of Surrey has dedicated the majority of land from 171st Street to 176th Street and below 4th Avenue for Commercial, Single Family and Townhome development.

ZONING

A-1 (General Agricultural Zone)

ALR EXCLUSION

Under Section 23(1) of the *Agricultural Land Commission Act* the land is not subject to restrictions on the use of agricultural land. It is not necessary that the land be formally excluded from the ALR, because the land is treated as though it was never within the ALR.

FEATURES

- High exposure to the busiest commercial border crossing west of Ontario
- High hedging along 176th for privacy
- Fully fenced and gated property
- 19,000 sf fenced and gravelled outside storage
- All services at property line
- Level property with no creeks or water courses

HOME FEATURES

- 3,700 sf
- 6 bedrooms
- Full office with washroom and separate entrance

CURRENT GROSS ANNUAL INCOME

\$37,800

PROPERTY TAXES

\$1,164.81 (2012)

ASKING PRICE

\$1,420,000

ENTRANCE TO SUBJECT PROPERTY OFF 176TH STREET



6 BEDROOM HOME



FENCED OUTSIDE STORAGE COMPOUND



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