

FOR SALE

Rare 1 Acre Industrial Development Site
Zoned & Fully Serviced



Campbell Heights Industrial Park
2180 191st Street, Surrey, BC



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Rare 1 Acre Industrial Development Site Campbell Heights Industrial Park

LOCATION

The Campbell Heights Industrial Area is well situated in close proximity to affordable single family housing in Langley and Central Surrey, as well as prestigious executive housing in South Surrey/White Rock. Neighborhood commercial services including banking, restaurants, gas stations and assorted retail stores are all located within minutes of Campbell Heights. Major retail expansion along Highway 99 at 32nd Avenue is ongoing, and existing major golf courses are all minutes away.

This site is well located to service Surrey/Delta and the entire Fraser Valley. Access to Highway 99 is minutes away and 176th Street provides access to the Canada/USA border and as a connection to Highway 1. The Canada/USA border is 10 minutes from the property, the Vancouver International Airport is 40 minutes away and Downtown Vancouver and the Delta Port are approximately 45 minutes away.

CIVIC ADDRESS

2180 191st Street, Surrey, BC

LEGAL DESCRIPTION

Lot 3, Land District 36, Section 16, Township 7, Plan BCPI2720
PID: 026-015-838

ZONING

IB-2 (Business Park 2 Zone) allows limited outside storage
Contact Listing Agent for a copy of Zoning Bylaws

SITE SIZE

0.996 Acres

FEATURES

- Fully serviced
- Excellent soil conditions
- High exposure
- Corner site

ASKING PRICE

\$980,000

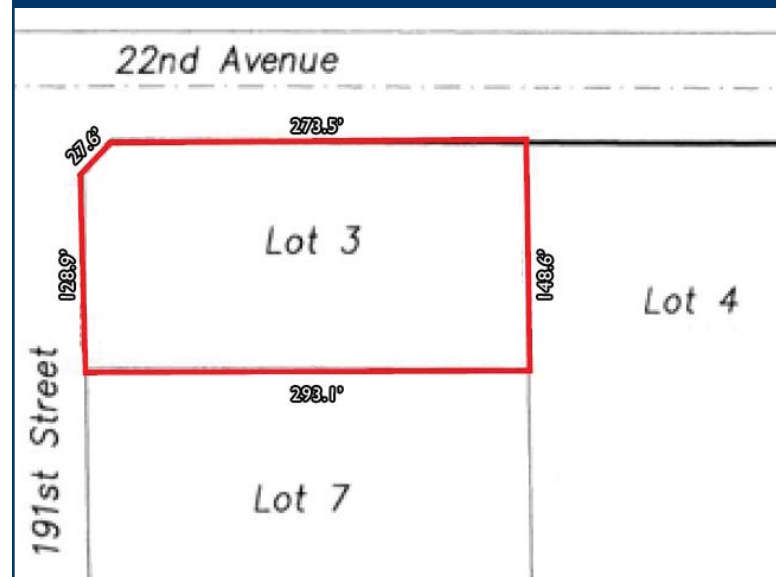
PROPERTY TAXES (2012)

\$12,413.38

PROPERTY IMAGE



LEGAL PLAN



For further information, please contact exclusive listing agent:

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