

# FOR SALE

## 2.5 Acre Industrial Land I-L Zoned



### 19061 54th Avenue, Surrey (Cloverdale), BC

#### LOCATION

The subject property is located on the north side of 54th Avenue, directly south of Highway 10 (56th Avenue) in Surrey. This location continues to benefit from major infrastructure improvements being made to the local highway network such as upgrades to Highway 10 and Highway 15 which will both have two lanes added. To the east of the site, future plans are to develop 52nd Avenue so that it connects through to 192nd Street. Access to Highway 1 (TransCanada Highway), and the U.S. border is only a few minutes away via 176th Street (Pacific Highway).

The neighbourhood will be influenced by the new Kwantlen University College Trades and Technology Centre directly to the west. Amenities are abundant in nearby downtown Cloverdale as well as Willowbrook Shopping Centre located five minutes to the east (along Highway 10).

**William N. Hobbs\***  
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*\*Personal Real Estate Corporation*



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#### CIVIC ADDRESS

19061 54th Avenue, Surrey, BC

#### LEGAL DESCRIPTION

Lot 10, Sec 4, TWP 8, N.W.D., Plan 1461  
(PID: 012-203-661)

#### SITE SIZE

2.49 acres. Rectangular in shape.

\* The neighbouring 5 acre lot is available for sale, which can provide a 7.5 acre site in total.

#### ZONING

I-L (Light Impact Industrial) zoned, allowing for a wide variety of service, manufacturing, distribution, and assembly uses. Contact listing agent for a copy of the zoning bylaws.

#### FEATURES

- Site frontage: 53.52m (175'+) along 54th Avenue and 189m (620') in depth
- Excellent exposure to 54th Avenue
- Property subgrade stripped & gravelled
- All services to property line including electricity, water, sanitary sewers, storm sewer, natural gas & telephone
- ±2 acres of Lot 10 provide an unencumbered building site while the northeast corner (±1/2 acre) of the property is encumbered by an overhead BC Hydro and Power Authority Right-of-Way in place but can be utilized for other uses such as parking or outside storage

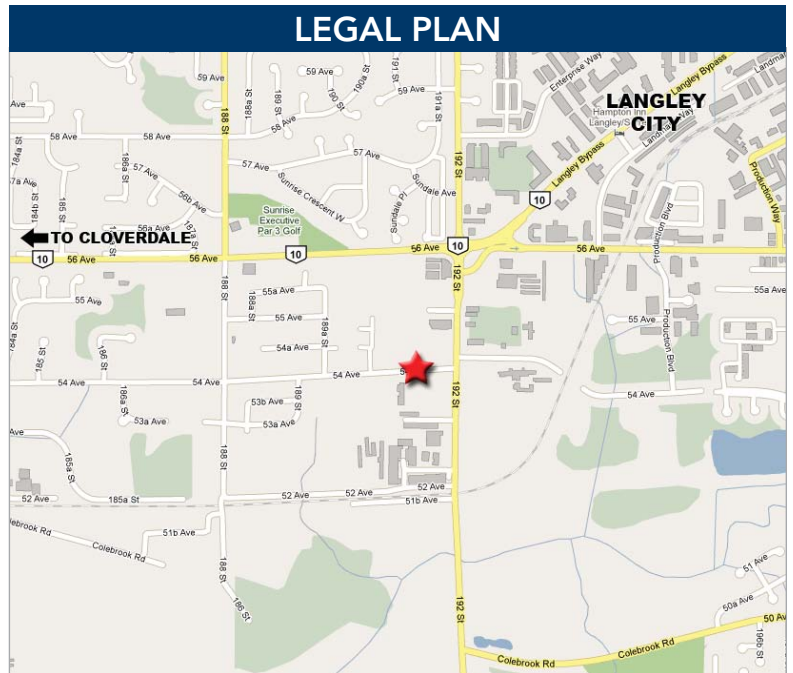
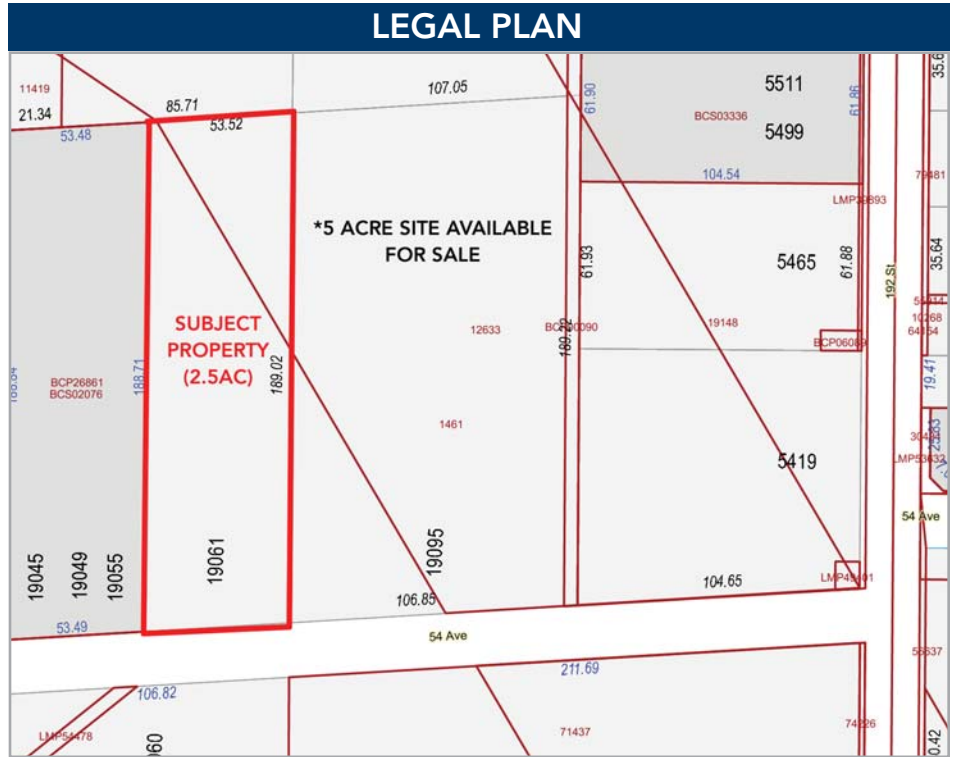
#### PROPERTY TAXES

\$32,362.84 (2011)

#### ASKING PRICE

\$3,250,000

Prices quoted are net of Municipal DCC's



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