



## 10902 Timberland Road

Surrey, British Columbia

### Property Highlights

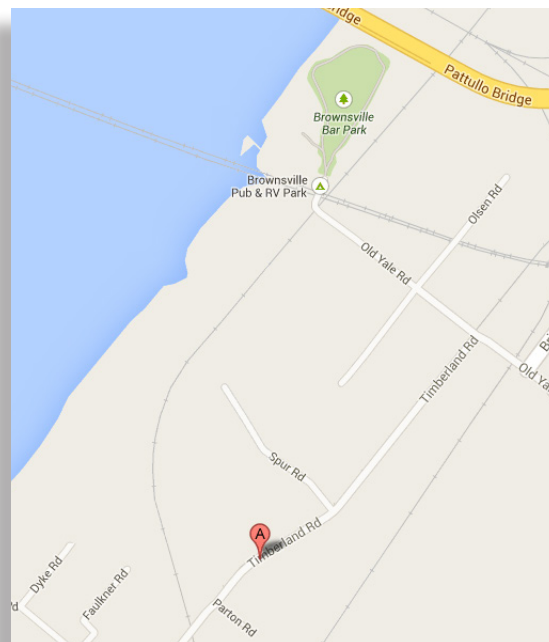
- Business-park zoned land for sale
- Current house and yard rented on a month to month basis
- Future redevelopment opportunity
- Asking Price: \$565,000

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For Sale  
10902 Timberland Road  
Surrey BC

### Property Summary

The property size is 14,640 sf, with Business Park zoning.

An older, rented house is also located on the site. This is currently rented for \$1,300/month on a month-to-month tenancy.

The main value for this property is based on the land value for future business park use. The future redevelopment of this site is  $\pm 5$  years away. The future perimeter road that is currently under construction will add value and enhance the development of the area.

### Legal Description

PL 11481 LT 2 DL 5 LD 36 PID: 002-180-936

### Lot Size

14,640 sf

### Zoning

Business Park

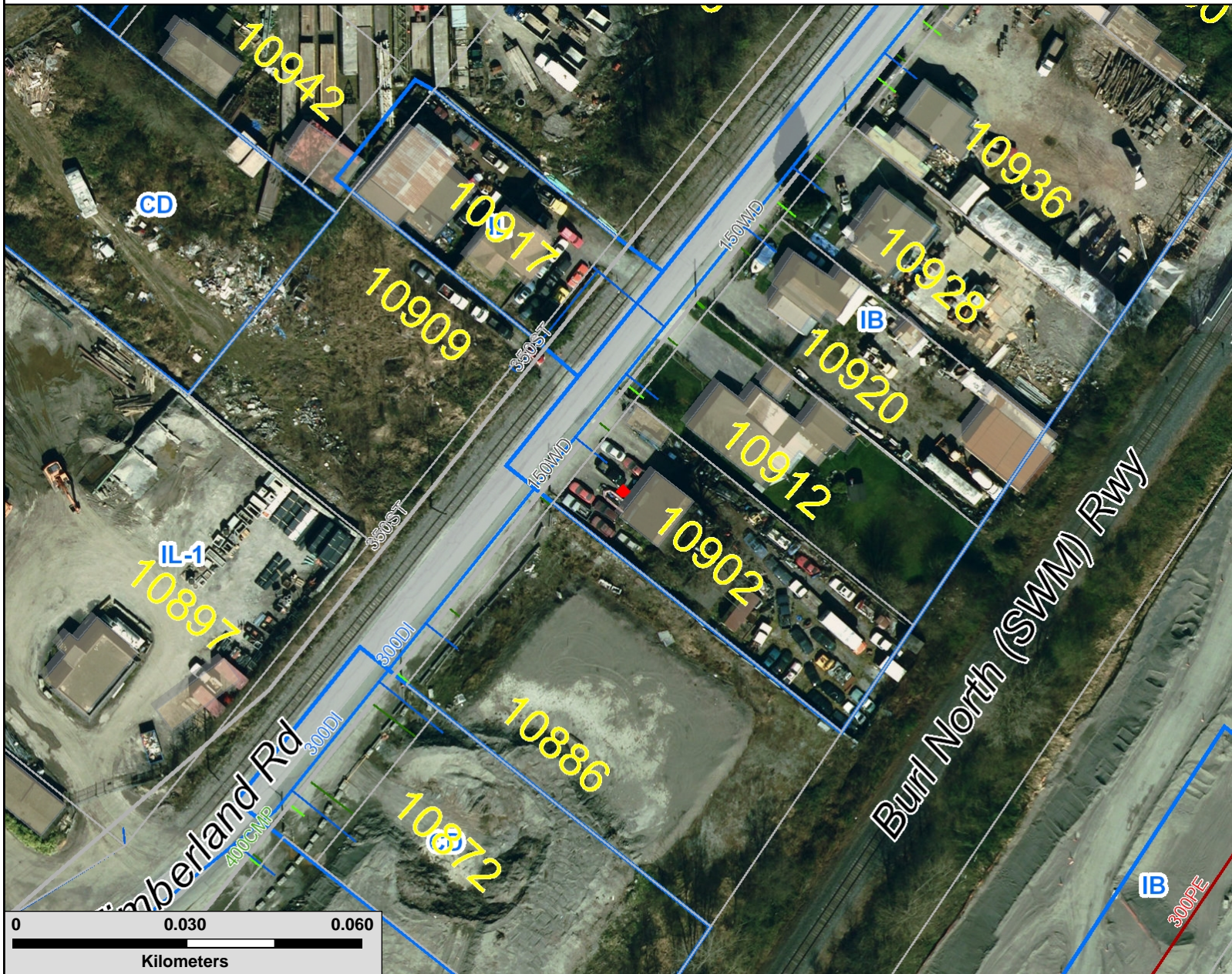
### 2013 Taxes

\$5,486.61

### Asking Price

\$565,000





- ### Legend
- Lots (Outline)
  - Lots (yellow)
- #### Sanitary Manholes
- Cap
  - Cleanout
  - Force Main
  - Inside Drop
  - Inside Outside Drop
  - Inside Ramp
  - Low Pressure
  - Manhole Chamber
  - Outside Drop
  - Outside Ramp
  - Regular
  - Riser
  - Slide
  - Terminal
  - Abandoned
- #### Drainage Manholes
- Box
  - Catch Basin Manhole
  - Inside Drop
  - Inside Outside Drop
  - Inside Ramp
  - Manhole Chamber
  - Outside Drop
  - Outside Ramp
  - Overflow
  - Pressurized
  - Regular
  - Riser
  - Sump
  - Abandoned
- Park Specimen Trees500\_200
- #### Sanitary Laterals
- Other
  - Force to IC with Check Valve
  - Low Pressure to Low Pressure Cha
  - Pumped to IC with Check Valve
  - Standard Gravity to IC with Pump
  - Standard Gravity to Manhole
  - Standard Gravity to Regular IC
  - Vacuum to Vacuum Valve Chambe
- #### Sanitary Mains
- - Proposed
  - InService/For Construction
  - Abandoned
  - GVRD Owned
- #### Drainage Service Connections
- 

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Scale: 1: 1,000

Map created on: October-09-13