

12258 103A Avenue Surrey, BC

For Sale: Land

SFPR

103A Avenue

Share Sale
Available

\$5,750,000

Lennard:

**AVISON
YOUNG**

12258 103A Avenue Surrey, BC

The Opportunity

Lennard Commercial Realty and Avison Young are pleased to present 12258 103A Avenue, Surrey to the market for sale. Situated in the heart of South Westminster/Bridgeview industrial hub, this 2.4-acre unimproved land parcel offers exceptional development potential, with support from the City of Surrey for IL rezoning. With approximately 1.6 acres of usable land and 250 feet of street frontage, the site provides immediate access to major transportation routes including Scott Road, King George Boulevard, Highway 1, and Highway 17. Imminent TUP in place for storage of vehicles, temporary offices and storage containers. The rapidly growing Bridgeview submarket is home to high-profile industrial users such as Tesla, CN Rail, VersaCold and many major transport groups. A complete information package is available upon request which provides details on property encumbrances as well as possible future property uses including warehousing development and self-storage. A rarely available site for users and developers in an important industrial hub of Surrey.



Address

**12258 103A Avenue,
Surrey, BC**

PID

011-565-721



Lot Size

2.4 acres



Zoning

R3 with city support for IL

R3 - Urban Residential Zone

IL - Light Industrial

Proposed Land Use

IL - Light Industrial Zone



Legal Description

**LOT 5, BLOCK 3, SECTION 30,
BLOCK 5, NORTH RANGE 2,
WEST NEW WESTMINSTER,
DISTRICT PLAN 454**



Price

\$5,900,000

Property Taxes

\$26,047.00



TUP

**Temporary use
permit for storage of
containers, vehicles and
temporary offices**



Property Features

- 2.40 acres rectangular shape
- Approximately 1.6 acres of usable land
- 3rd reading conditional approval of TUP
- Strong development potential
- Immediate access to Scott Road and SFPR
- Upgrades to area including new Patullo Bridge and Upgrades to Old Yale Road

About the Area

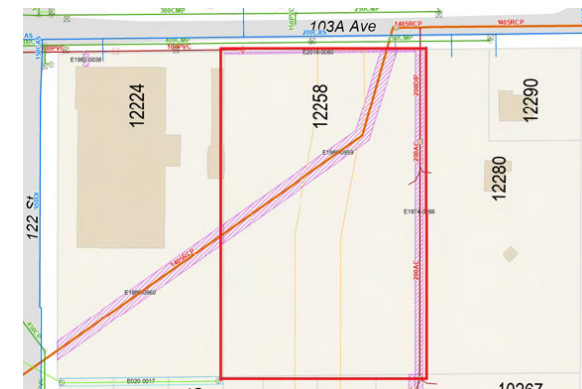
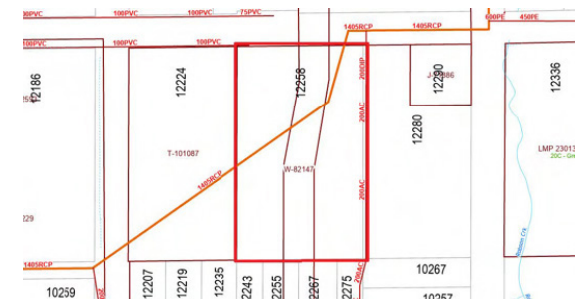


12258 103A Avenue, Surrey, BC

Location

South Westminster is well served by SkyTrain and highway. Trains provide rapid access to downtown Vancouver, New Westminister, Burnaby and Surrey City Centre. Road infrastructure provides immediate connectivity the neighboring industrial areas of Port Kells, Tilbury and New Westminister. The area will soon be upgraded with the completion of the new Pattullo Bridge and infrastructure improvements to Old Yale Road.

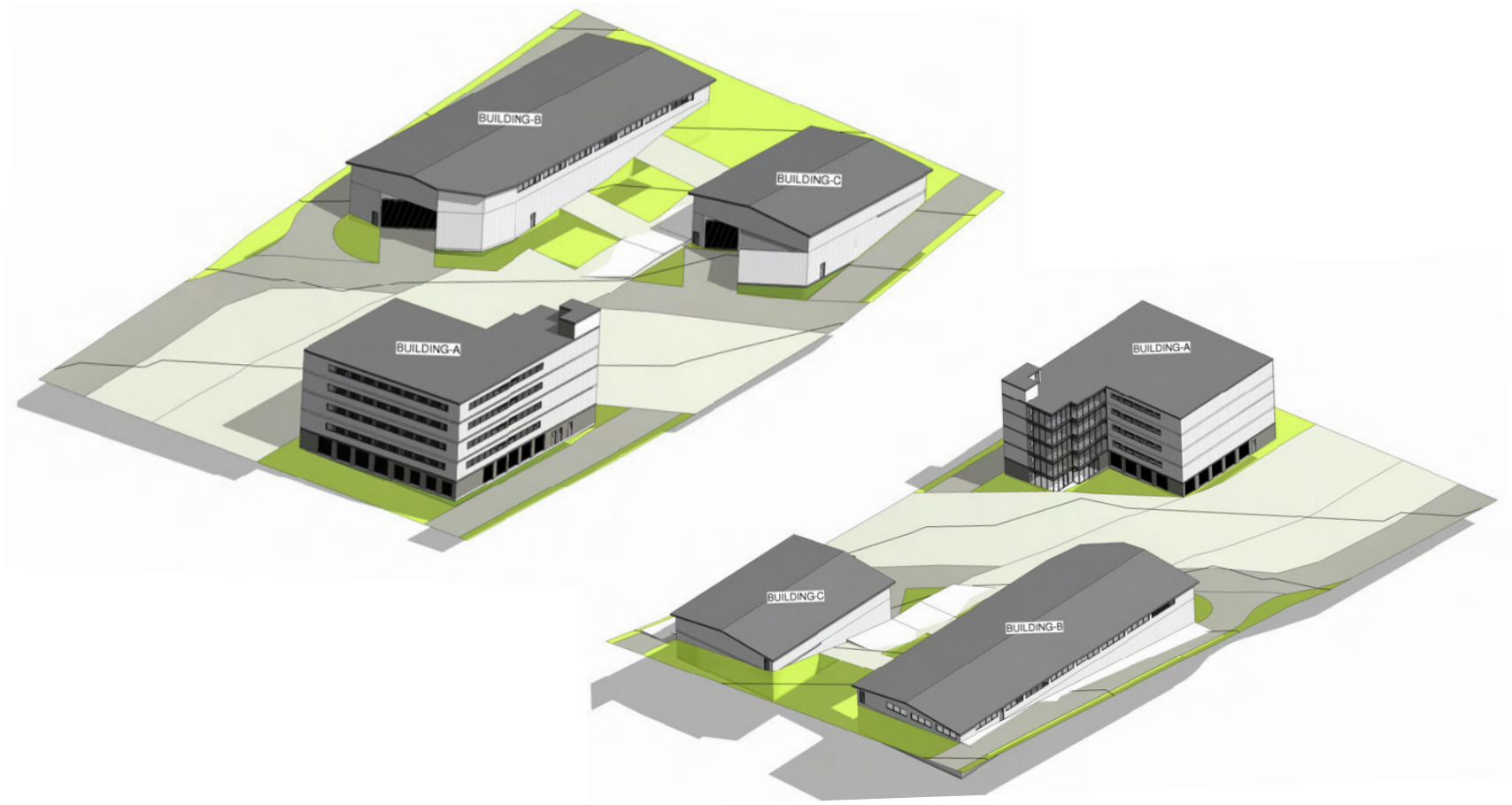
Property GIS Map



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Development Renderings





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