



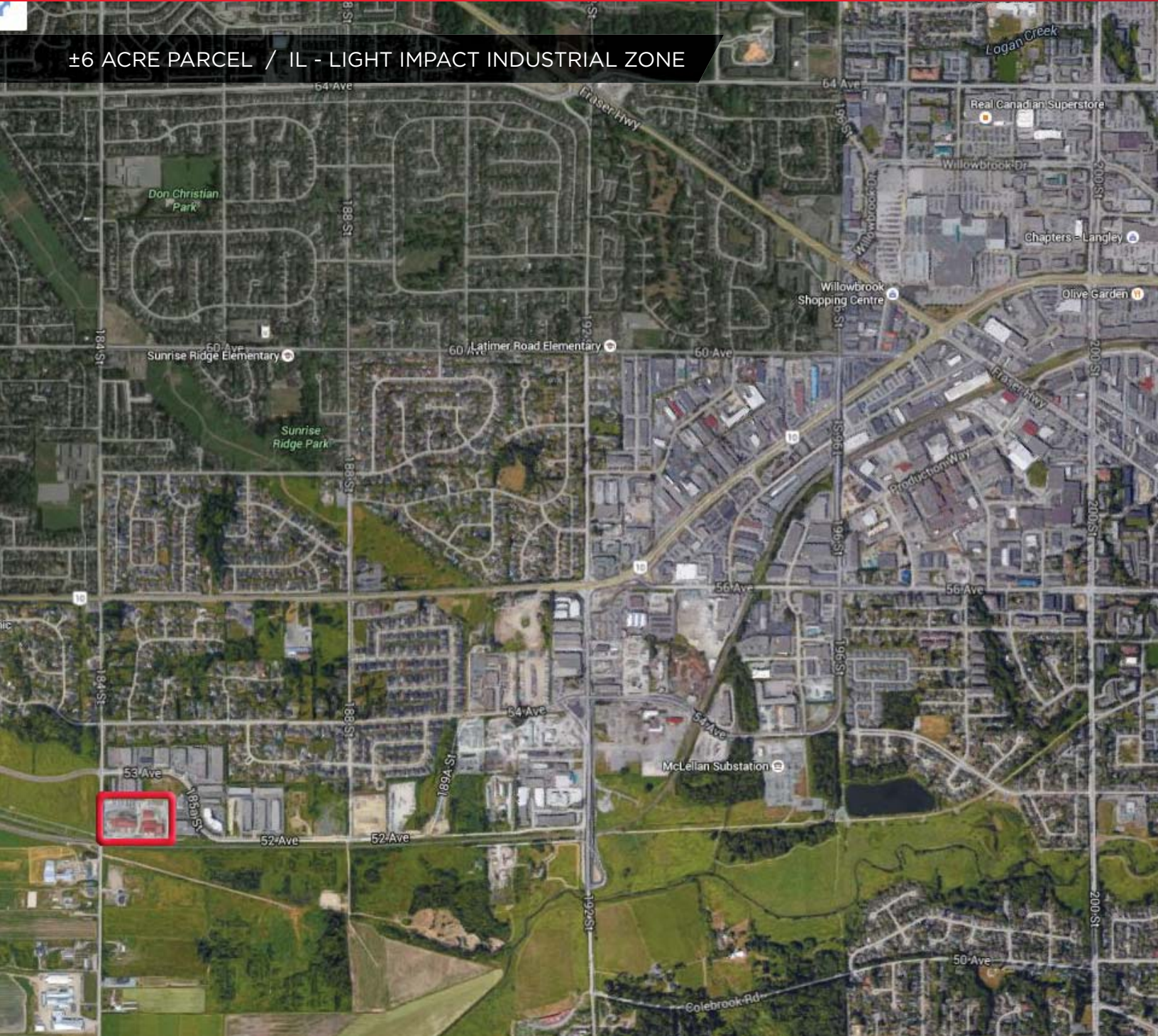
**CUSHMAN &
WAKEFIELD**

DEVELOPMENT LAND FOR SALE

5228 184TH STREET

SURREY, BC

±6 ACRE PARCEL / IL - LIGHT IMPACT INDUSTRIAL ZONE



CURRENT USE - COMMERCIAL TRUCK PARKING*

Harpreet Singh

Investment Sales

604 640 5870

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**For more information and additional disclosure - please contact the Agent. CA Required.*

±6 ACRES INDUSTRIAL LAND FOR SALE

INVESTMENT OPPORTUNITY IN CLOVERDALE, BC

5228 184TH STREET, SURREY, BC

THE OPPORTUNITY

±6 acres of industrial development land with a good current cash flow coming from "Commercial Truck Parking" use. Light Impact industrial development land located in proximity to Pacific Highway, Highway #10, Fraser Highway and Highway #99. Close to various manufacturing and automobile facilities including numerous car dealerships.

HIGHLIGHTS

- 6 acres industrial land with no easements
- Close to major arteries for easy access
- Corner piece with numerous outbuildings
- Rare piece of land with endless opportunities because of the proximity and access
- Multiple uses allowed under the existing zoning

ASKING PRICE

\$8.25 million

LAND FACTS

PID	004-910-443
LEGAL DESCRIPTION	LOT 21 SECTION 4 TOWNSHIP 8 PLAN 51262 NWD
SITE AREA	24,539 sq. meters (264,136 sf) approx.
ZONING	IL - Light Impact Industrial Zone
SECOND CIVIC ADDRESS	18475 52nd Avenue, Surrey, BC



PERMITTED USES*

LIGHT IMPACT INDUSTRY

RECYCLING DEPOT

- (a) The use is confined to an enclosed building; and
- (b) The storage of used tires is prohibited

TRANSPORTATION INDUSTRY

AUTOMOTIVE SERVICE USES

AUTOMOBILE PAINTING & BODY WORK

VEHICLE STORAGE AND PARKING FACILITIES INCLUDING TRUCK PARKING AND RECREATIONAL VEHICLE STORAGE

INDUSTRIAL EQUIPMENT RENTALS

GENERAL SERVICE USES

- (a) Driving schools;
- (b) Taxi dispatch offices;
- (c) Industrial first aid training; and
- (d) Trade schools

WAREHOUSE USES

DISTRIBUTION CENTRES

OFFICE USES

- (a) Architectural & landscape architectural offices;
- (b) Engineering & surveying offices;
- (c) General contractor offices;
- (d) Government offices; and
- (e) Utility company offices

ACCESSORY USES

- (a) Coffee shops (seating capacity shall not exceed 35 and is not licensed)
- (b) Recreation facilities, excluding go-kart operations, drag racing and rifle ranges;
- (c) Community services;
- (d) Assembly halls, limited to churches
 - (i) does not exceed floor area of 7,500 sf
 - (ii) accommodates a maximum of 300 seats; and
 - (iii) there is not more than one church on a lot
- (e) Child care centres; and
- (f) Dwelling unit(s)
- (g) Sales of rebuilt vehicles less than 5,000 kg

* For more information, please contact City of Surrey Planning Department.



DEMOGRAPHICS	1 KM	3 KM	5 KM
POPULATION (2014 EST.)	6,815	29,963	40,358
POPULATION (2019 PROJECTED)	7,371	31,956	43,169
MEDIAN AGE	36.4	38.8	40.7
HOUSEHOLDS (2014 EST.)	2,818	11,209	15,678
AVERAGE HOUSEHOLD INCOME (2014 EST.)	\$69,303	\$84,019	\$81,707
NUMBER OF FAMILIES (2014 EST.)	1,977	8,993	12,120



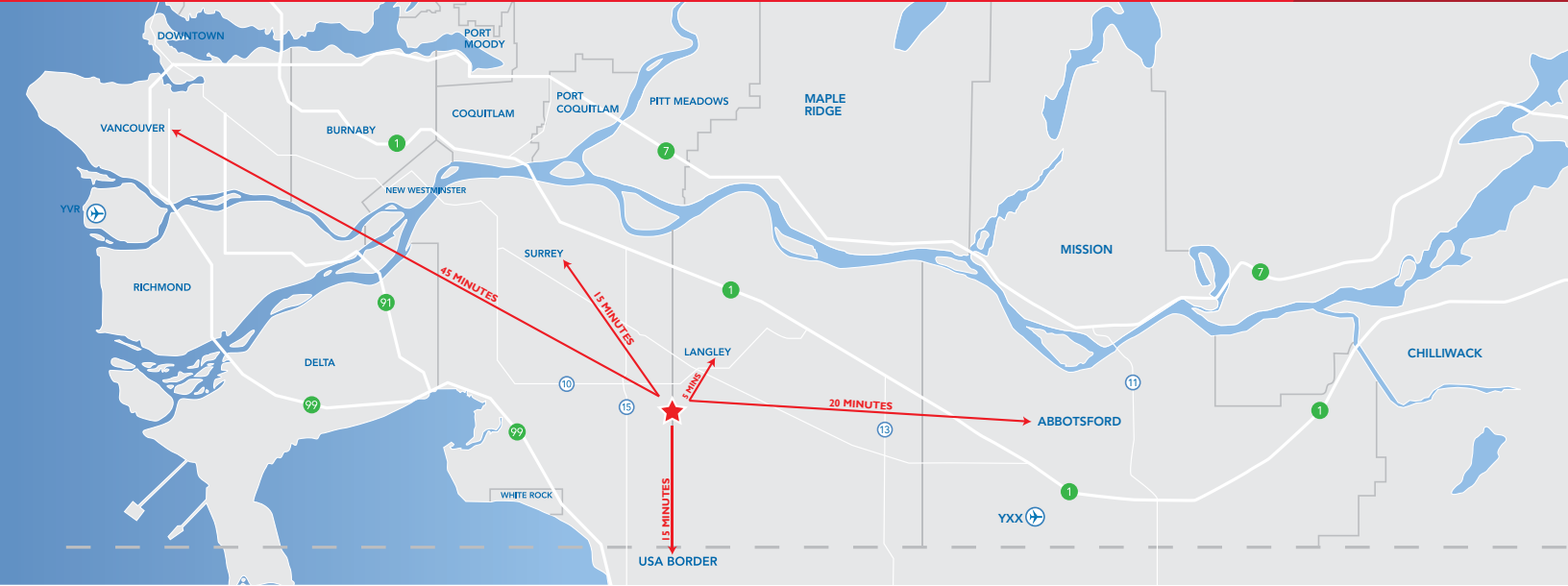


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