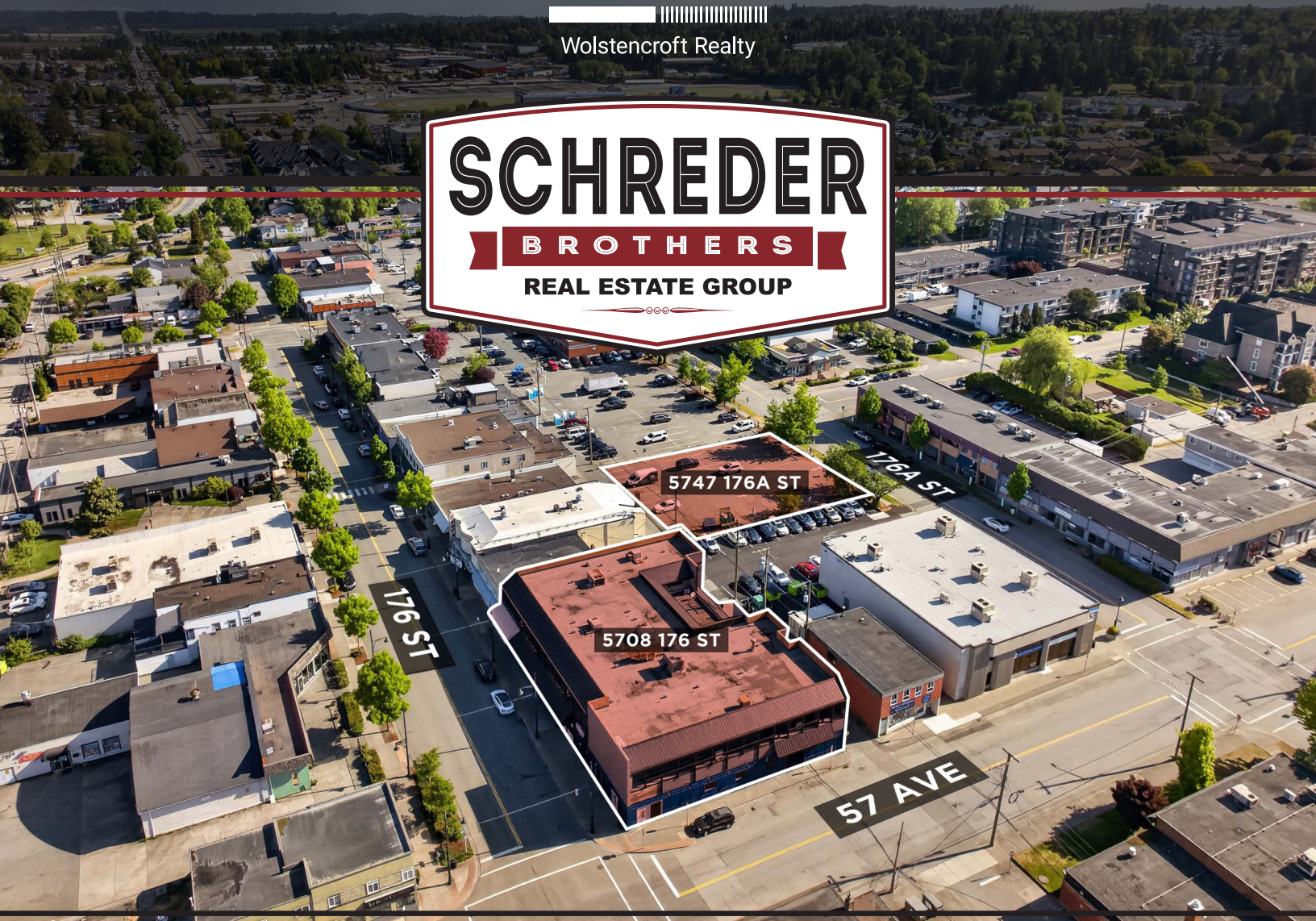


**SCHREDER**  
**BROTHERS**  
REAL ESTATE GROUP



## FOR SALE

5708 176 Street & 5747 176A Street  
Surrey, BC

### Central Cloverdale Property Assembly

- » Steps from New Cloverdale Hospital
- » C-15 (Town Centre Commercial) Zoning
- » Town Centre OCP Designation
- » Properties Must be Sold Together

**UPDESH GREWAL**  
Personal Real Estate Corporation

**JAMIE SCHREDER**  
Personal Real Estate Corporation

**MAGNUS HEANEY**  
Commercial REALTOR®



## PROPERTY INFO

### 5708 176 STREET

**BUILDING AREA:** 20,726 ft<sup>2</sup>  
**LOT SIZE:** 12,177 ft<sup>2</sup>  
**PRICE:** \$11,750,000 (\$567 per ft<sup>2</sup>)

### 5747 176A STREET

**LOT SIZE:** 12,401 ft<sup>2</sup>  
**PRICE:** \$2,245,000 (\$181 per ft<sup>2</sup>)

**TOTAL PRICE** \$13,995,000

*\*Properties must be sold together*

## ZONING

### C-15 (Town Centre Commercial)

Intended to accommodate retail and office uses, general service uses, restaurants/pubs, liquor stores, tourist accommodation, recreational facilities, assembly halls, and childcare facilities.

## OCP DESIGNATION

### Town Centre

Supports the development of public facilities, institutional and civic uses, tourist accommodations, commercial uses, mixed-use, or multi-family developments.

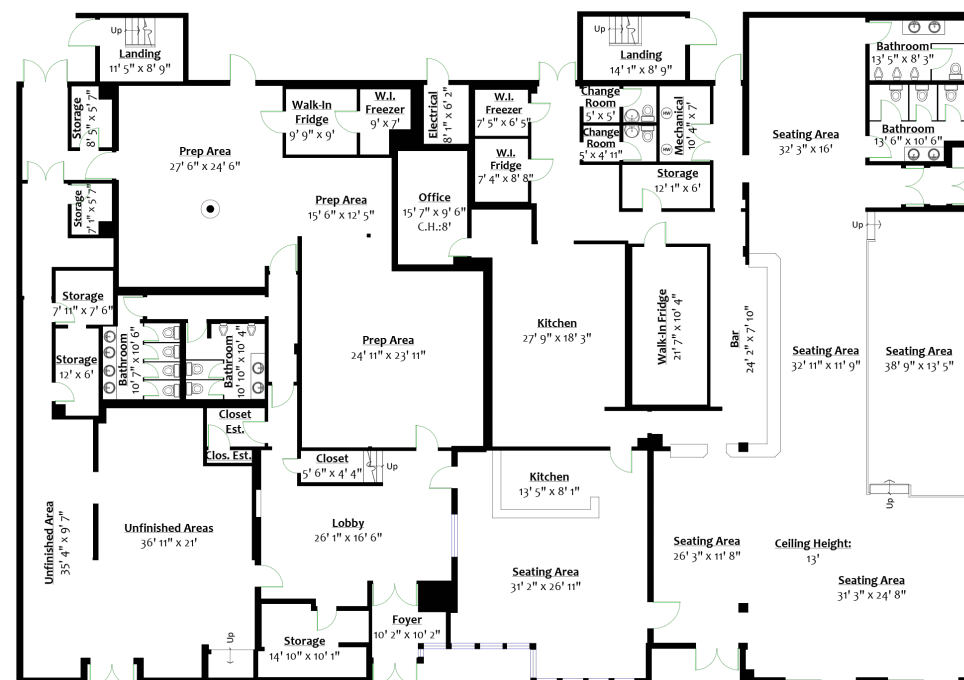
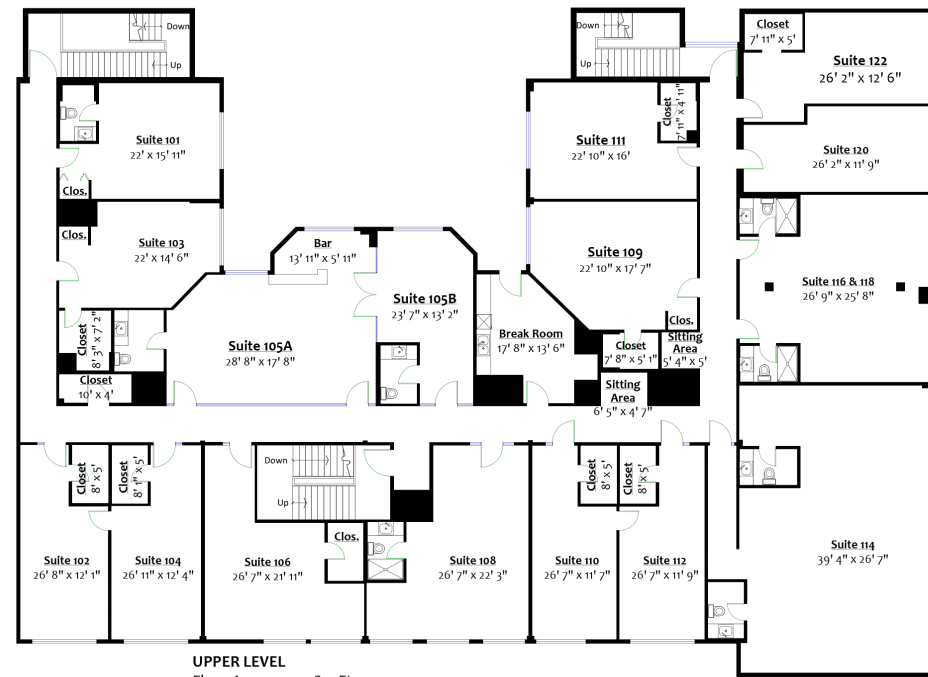


### 5708 176 Street & 5747 176A Street (Surrey, BC)

These two prime parcels that must be sold together present a unique C15 (Town Centre Commercial) zoned assembly. The primary property at 5708 176 Street features a 20,726 square foot building situated on a 12,177 square foot lot, currently improved with a restaurant on the ground floor and offices above. Supporting this is 5747 176A Street, an additional 12,401 square foot lot currently improved as a paved parking lot with 32 parking stalls.

Less than one kilometer from the new hospital in Cloverdale, this strategic location is poised for significant growth and reliable traffic. The Town Centre community plan designation allows for a variety of redevelopment opportunities including public facilities, institutional uses, commercial, and mixed use buildings. The properties can be sold with the current restaurant lease in place. All inquiries and showing requests should be directed to the listing brokers. Please do not disturb any on-site staff with inquiries.

- » Steps from New Cloverdale Hospital
- » Town Centre OCP Designation
- » Properties Must be Sold Together



## FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the buyer if deemed important to them.



## DRIVE TIMES

<b>LANGLEY</b>	13 MINS
<b>WHITE ROCK</b>	19 MINS
<b>SURREY</b>	28 MINS
<b>MAPLE RIDGE</b>	28 MINS
<b>DELTA</b>	29 MINS
<b>BURNABY</b>	29 MINS
<b>ABBOTSFORD</b>	39 MINS

**JAMIE SCHREDER**  
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