

Further Price Reduction

▼ Whalley Park

Gateway
Station



N

135 Street

135A Street

For Sale by Court Order

Well-located **7,256 SF site** featuring a **5,161 SF single-storey industrial/retail building** with dual frontage, flexible CHI zoning, and strong exposure in Surrey's City Centre.

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Asking Price:

~~\$2,675,000~~

~~\$2,410,000~~

\$2,169,000

**10657 135A Street,
Surrey, BC**

THE OFFERING

Opportunity to acquire a freestanding single-storey industrial/retail building with dual road frontages, flexible CHI Zoning, within walking distance to Surrey Central and Gateway Station's and quick access to King George Boulevard.

HIGHLIGHTS



7,256 SF site with +5,000 SF single-storey industrial/retail building



Mid to High Rise Designation with a 3.50 FSR density



Located in Surrey's City Centre amid high density residential



Within steps of King George Blvd., Gateway and Surrey Central SkyTrain Stations



Immediate access to King George Boulevard, 104 Avenue and Highway 1

SALIENT FACTS

Address	10657 135A Street. Surrey
Legal Description	009-723-331 LOT 14 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 12614
Location	Exceptional connectivity being within walking distance of Gateway SkyTrain Station on the Expo Line, minutes from Surrey Central and King George Stations, and with immediate access to major arterials including King George Boulevard.
Zoning	CHI-Highway Commercial Industrial Zone
OCP	Mid to High Rise with allowable density of 3.50 FSR
Lot Size	7,246 SF (50 ft x 144 ft)
Building Size	5,161 SF (as-is where-is)
Building Improvements	The building is improved to include storage areas, two separate showroom spaces, office space and multiple washrooms.
Property Tax	\$22,266.48 (2025)
Asking Price	\$2,675,000; \$2,410,000 NEW PRICE: \$2,169,000



OFFERING PROCESS

Prospective purchasers are invited to submit offers to purchase the property for consideration by the Vendor, a copy of which is available through the listing agents upon request.

Note that the sale of the property will be subject to approval by the Supreme Court of British Columbia.

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