

1.01 Acres Employment



Golden Ears Way

Trans-Canada Highway 1

**Subject
Property**

184 Street

184 Street

92 Avenue

Price: \$2,999,888.00



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2024



Global Force Realty

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1.01 Acres Employment Land

ADDRESS:	LAND SIZE:	PROPERTY TYPE:	NCP:
9358 184 Street Surrey	1.01 Acres	Industrial Land	Anniedale - Tynehead

Prime Employment Land Opportunity! Designated Employment land offering excellent long-term investment and redevelopment potential. The property features a well-maintained 2,422 sq. ft. home with 4 bedrooms, providing rental income or holding value while planning for future development. Ideally located on 184 Street in one of Surrey's fastest-growing employment areas, with quick access to Highway 1, Highway 15, Highway 17, and the Golden Ears Bridge. Several nearby properties have Temporary Use Permits (T.U.P.) for material storage and truck parking, highlighting the area's strong industrial appeal. A rare opportunity to secure a strategic property with exceptional future upside.

Business Park



Comprehensively designed business park consisting of light impact industrial, offices, and service uses.

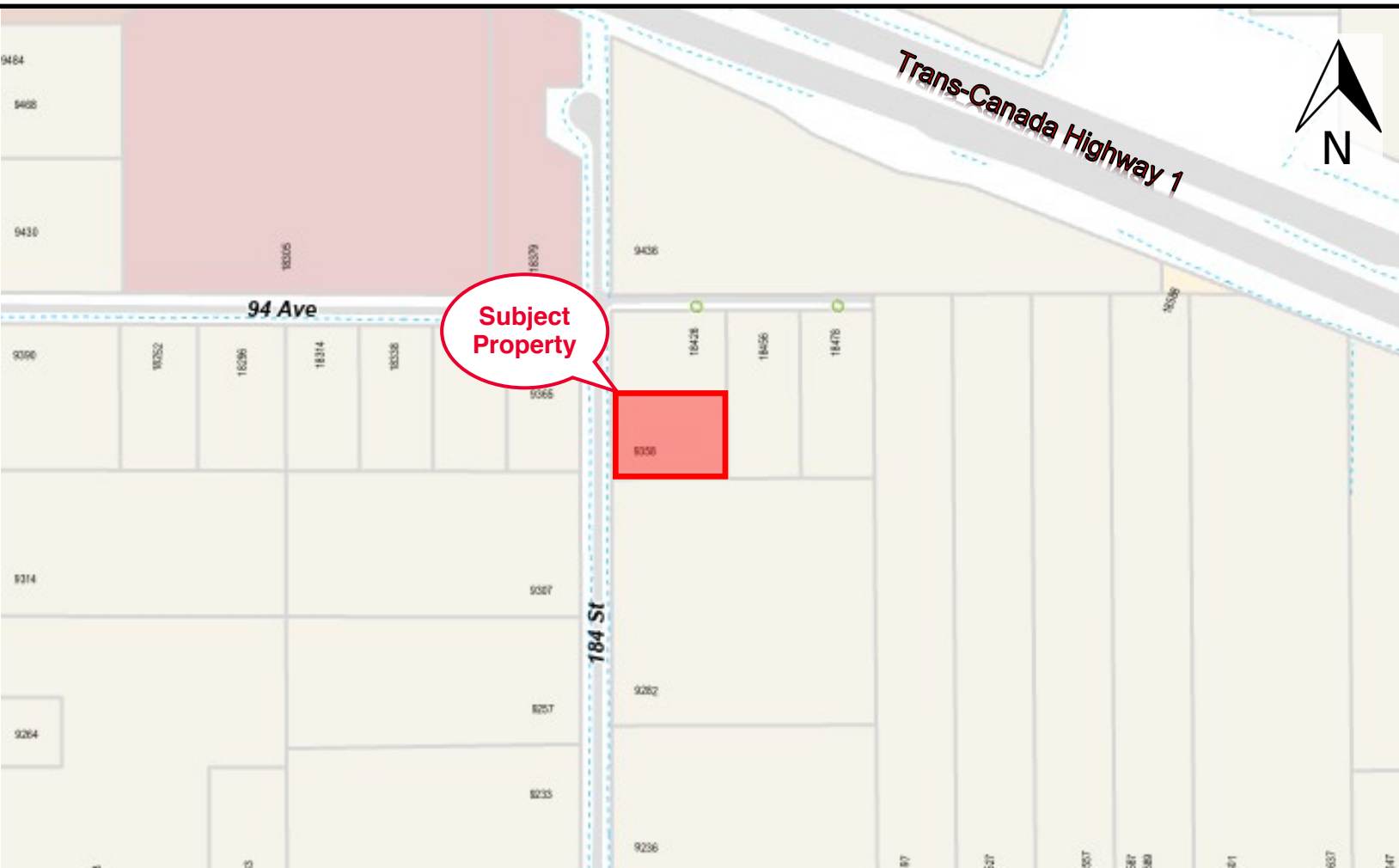
Business Park Industrial

The Anniedale Business Park areas are located on the south side of Highway 1, to the east of 184 Street.

The Business Park designation provides for business parks consisting of office uses and service uses as well as warehouse and distribution uses that are comprehensively designed with extensive landscaping and high quality urban design.

Business park development may include multi-tenant complexes or free-standing single tenant buildings established in an attractive, clean and quiet campus setting. No outside storage is permitted.

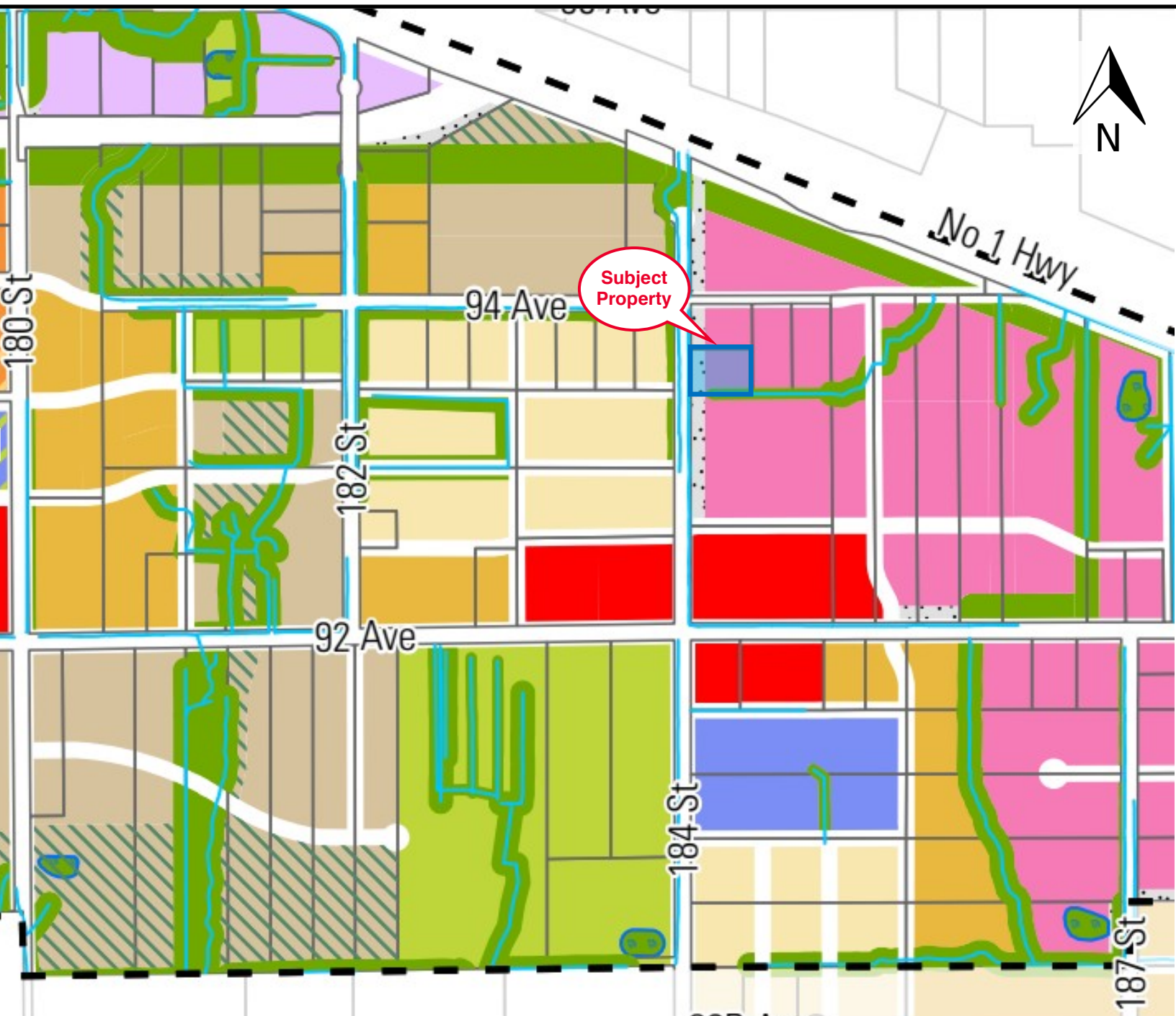
Office uses are encouraged along 92nd Avenue.



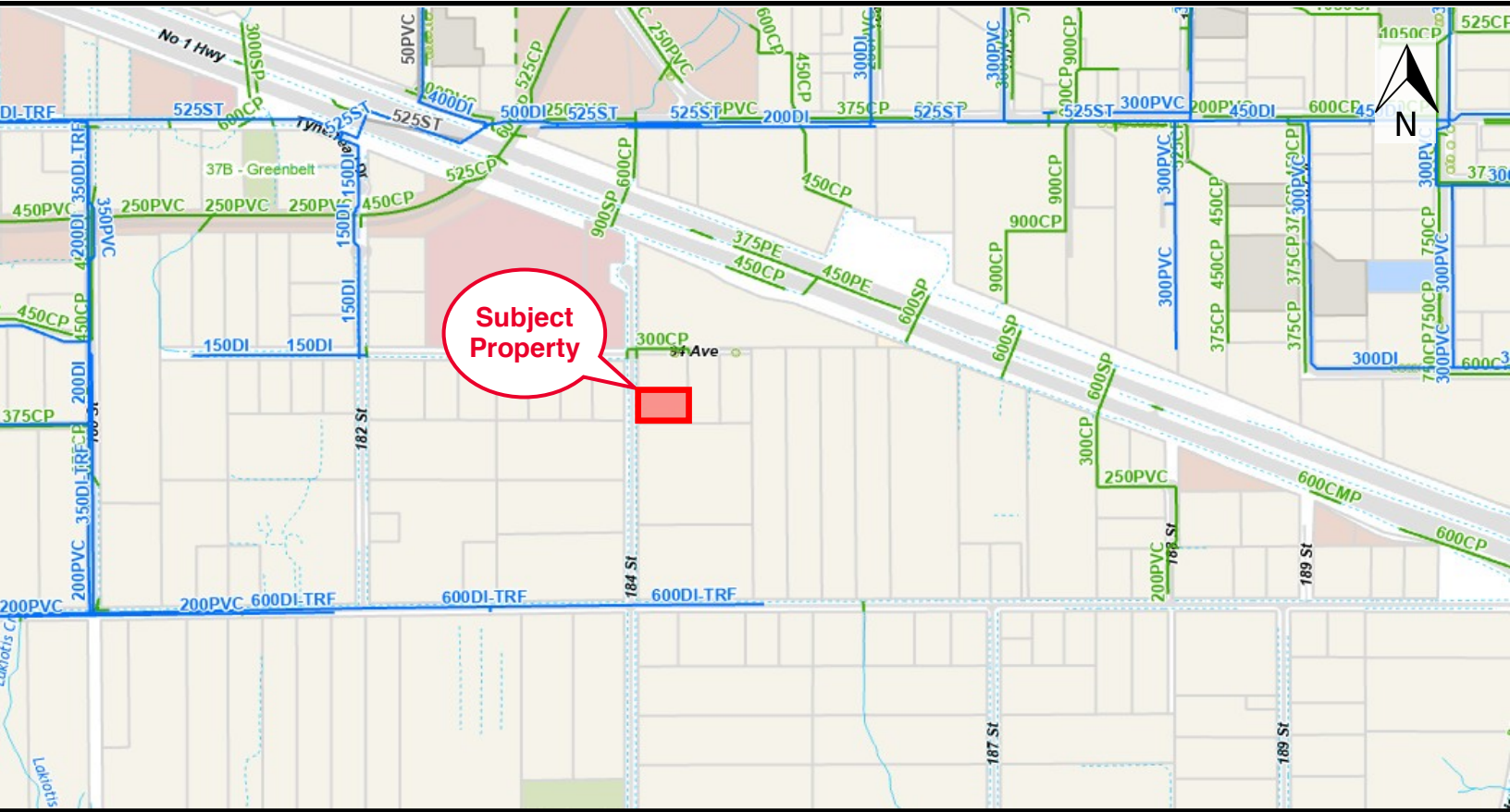
Stage 1 Anniedale Tynehead Plan | Summary

Legend

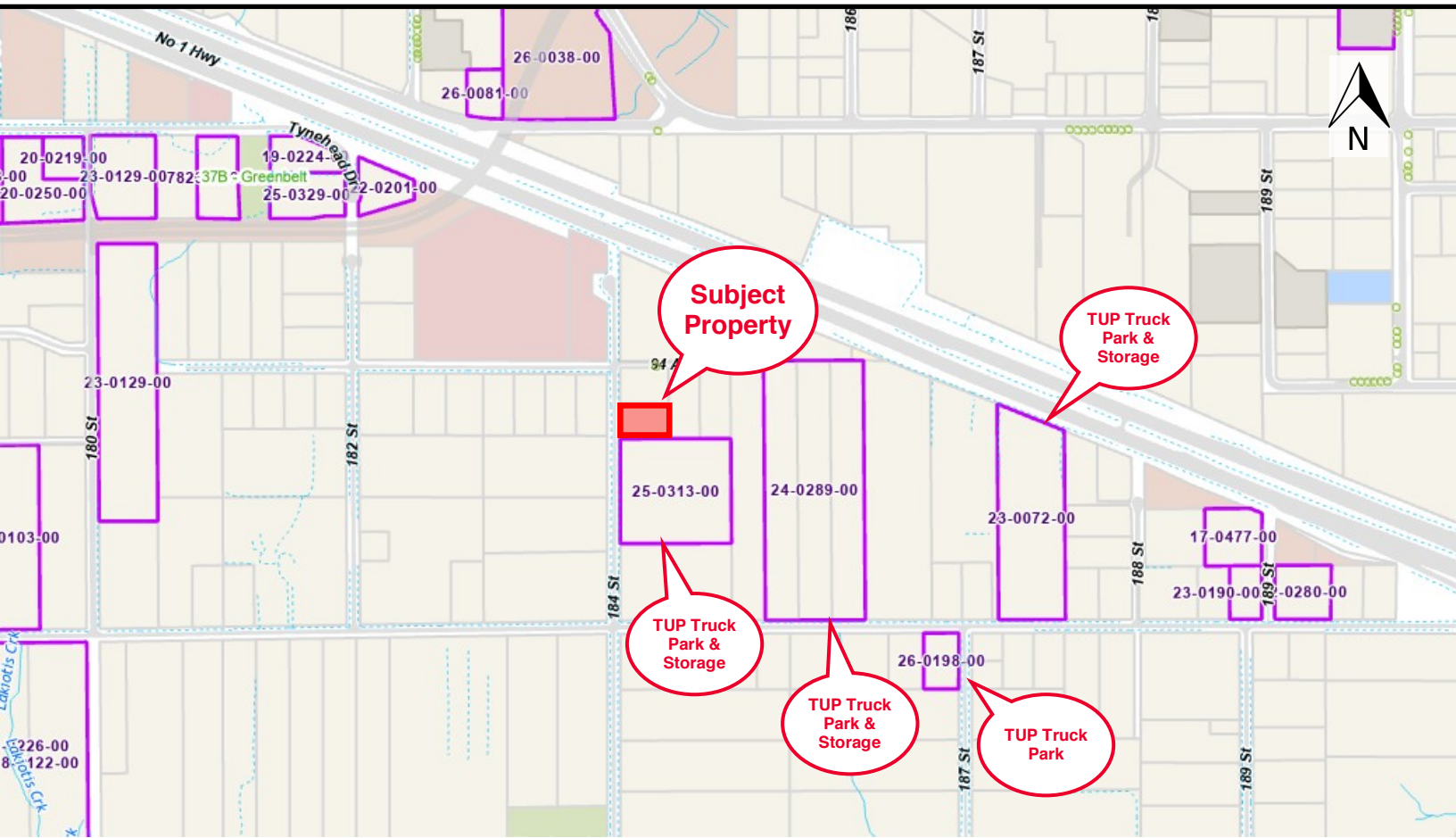
Urban Residential Cluster	Low Rise Mixed Use	Business Park	Interchange/Buffer
Urban Residential	Mixed-use/Live-Work	School	Special Study Area
Medium Density Cluster	Green Space Transfer	Civic	Stormwater Pond
Townhouse	Low Rise Employment	Civic/Park	Stream
Low Rise - Type I	Neighbourhood Commercial	Park	Plan Boundary
Low Rise - Type II	Light Industrial	Natural Areas	West Amendment Area



Infrastructure Map



Active Development Applications



Subject Property

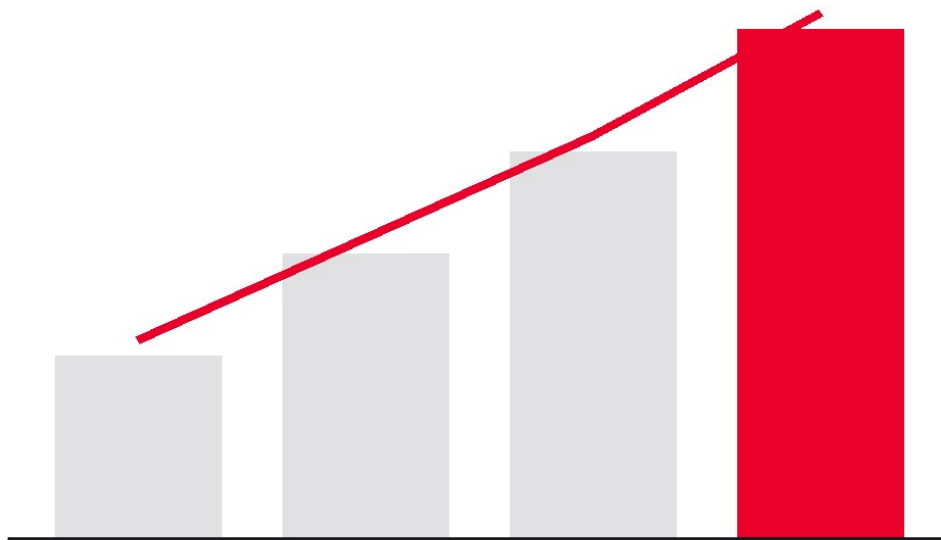
- To Downtown 35 minutes
- To YVR Airport 45 minutes
- To Delta Port 45 minutes
- To Coquitlam 25 minutes
- To Maple Ridge 18 minutes
- To Mission 40 minutes
- To Abbotsford International Airport 30 minutes
- To USA Border 25 minutes

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