

FOR SALE

12120 103A Avenue & 12111 102 Avenue

Surrey, BC

Opportunity to acquire 4.14 acres of strategically located, fully paved, and well-maintained industrial land, with a functional, multi-bay warehouse



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**AVISON
YOUNG**

Property summary

ADDRESS

12120 103A Avenue & 12111 102 Avenue, Surrey, BC

PID

002-383-683 & 002-383-705

LEGAL DESCRIPTION

LOT 6 & 7 BLOCK 2 SECTION 30 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 454

SITE AREA

4.14 acres (180,338.4 sf)

YEAR BUILT

1975

EXISTING BUILDING SIZE (as per ownership)

~8,000 SF

ZONING

IL1 Light Impact Industrial 1 Zone (2.07 acres - 103A)
IL Light Impact Industrial Zone (2.07 acres - 102 Ave)

OCP FUTURE LAND USE

Mixed Employment

ALLOWABLE LOT COVERAGE/HEIGHT

Lot Coverage: 60% of the lot area
Height: 12 metres

TENANCY & AVAILABILITY

Please contact listing agents

FINANCING

Share sale opportunity (Potential PTT savings)

PROPERTY TAX (2025)

\$198,329.39

BC ASSESSMENT

\$25,496,000 (2025)

PRICING

Please contact listing agent

Please do not visit the property without an appointment or reach out to any staff. Please contact listing agent.

Opportunity

Avison Young is proud to present two adjoining properties, 12120 103A Avenue & 12111 102 Avenue, Surrey, BC, which provide a rare opportunity to acquire a very and fully paved, low site coverage industrial lot with approx. 8,000 sf of warehouse and office improvements, situated on a 4.14 acre site. The property has a short term lease in place providing an income stream whilst also providing a purchaser the option of occupying the site in the short term, making it well positioned for owner users while also benefiting from currently having low site coverage.

Location

The subject property is located in the Bridgeview/South Westminster Industrial area in the North West of the City of Surrey, providing convenient access to Hwy #17 (South Fraser Perimeter Road (SFPR)) which connects to Delta Port in Delta (30 mins) to the south and Hwy #1 just to the north, which provides direct access to downtown Vancouver (45 mins), Vancouver International Airport (45 mins), and the U.S-Canada Border (30 mins).



Property highlights



Flexible possession with holding income



Six (6) oversized grade loading doors



15' clear ceiling height in covered storage



Fully paved yard



Secured fenced yard and parking



Gas fired heaters



Three (3) washrooms



Excellent accessibility to major thoroughfares

Zoning (IL & IL1)

Flexible zoning across the two properties allows for multiple uses, including, but not limited to, warehouse uses, distribution, recycling depots, general contractors, office uses, transportation, automotive service, auto painting and body, vehicle storage, industrial equipment rentals, liquor manufacturing, and self-storage warehousing.

OCP: The Mixed Employment designation is intended to support a mix of industrial, commercial, business and office uses.

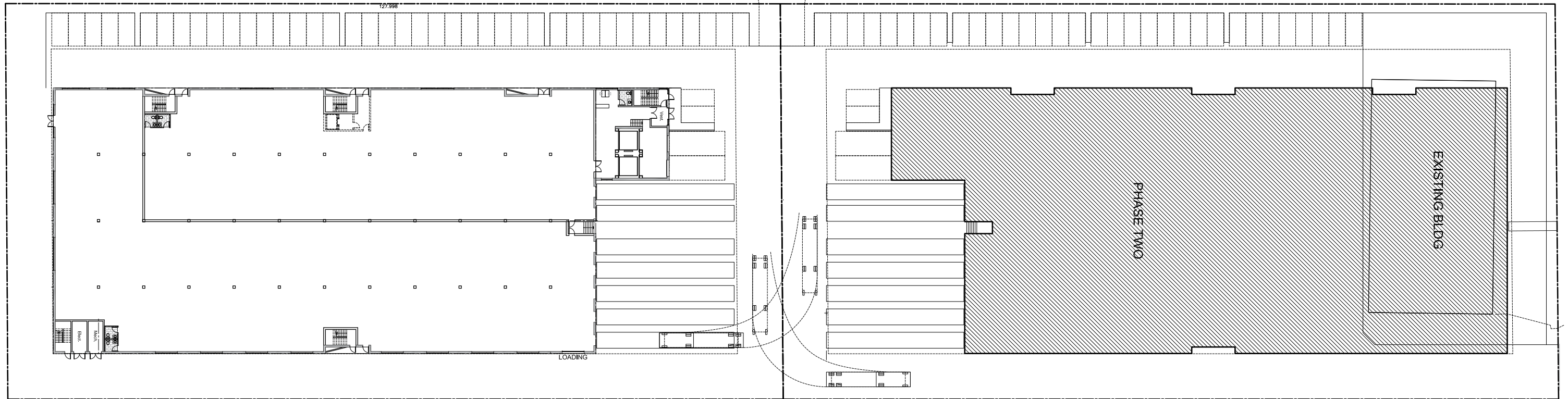
Development within the Mixed Employment designation may range up to 1.0 FSR with Development FSR allowance subject to increases upon discussions with the city.

Please contact agents for more details.



Site plan

Potential future development site plans





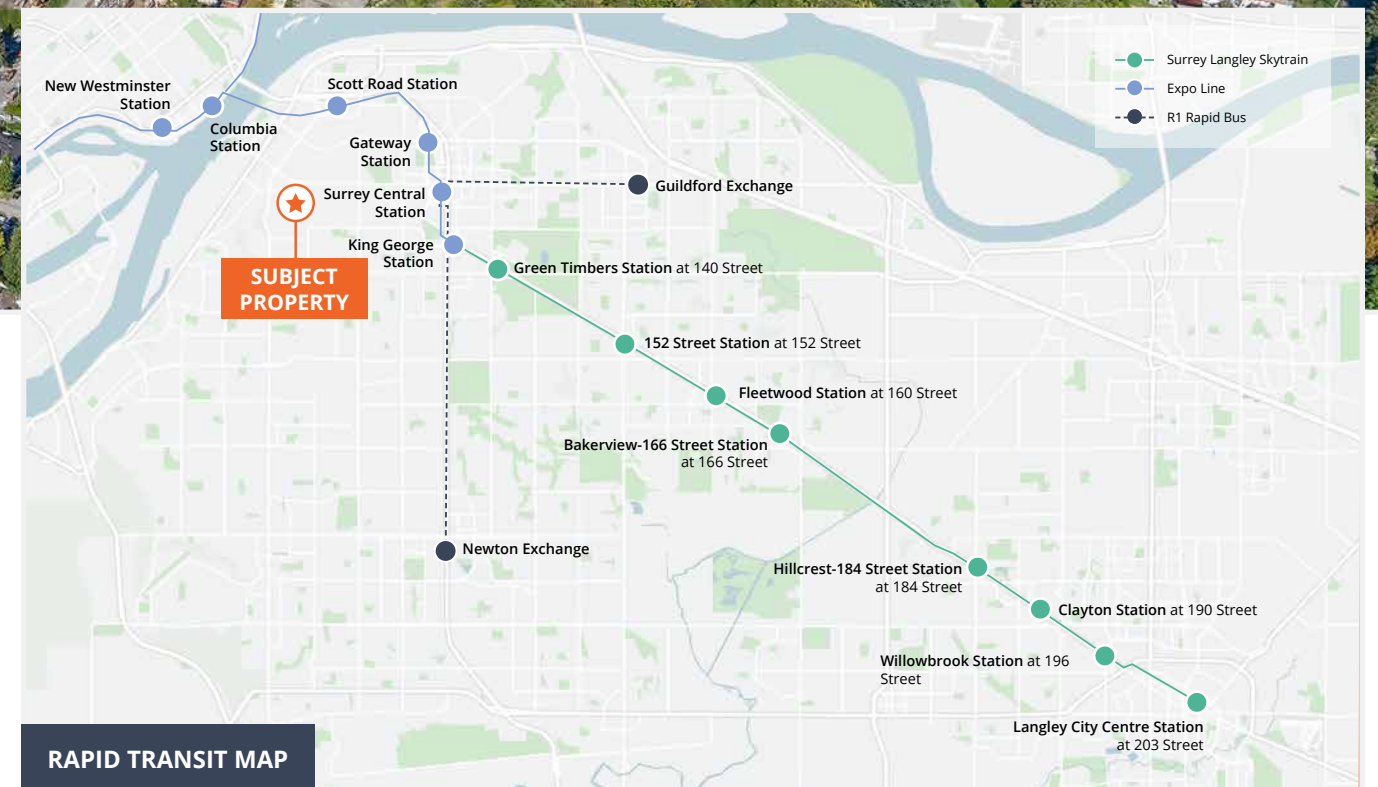
Subject Property

Nearby amenities

1. Starbucks
2. Quiznos
3. Burger King
4. Frito Lay Canada
5. Tim Hortons
6. Tesla Showroom & Service Centre
7. Chevron
8. Lordco Auto Parts
9. Seaspn Ferries Surrey
10. CDI College - Surrey

Drive times

Highway 17 (SFPR)	2 MINUTES
SFU Surrey	7 MINUTES
GCT Deltaport	30 MINUTES
Vancouver International Airport	45 MINUTES
Downtown Vancouver	45 MINUTES





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