

17723 96 Avenue Surrey  
(Anniedale-Tynehead)

**FOR SALE**



**1.98 Acres Light Industrial**



**Price: \$8,999,990.00**



ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
2021



ROYAL LEPAGE  
**10 TOP TEN AWARD 2021**  
INDIVIDUAL - NATIONAL



ROYAL LEPAGE  
**10 TOP TEN AWARD 2021**  
INDIVIDUAL - BRITISH COLUMBIA



ROYAL LEPAGE  
**DIRECTOR'S PLATINUM AWARD**



Global Force Realty  
INDEPENDENTLY OWNED AND OPERATED

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**1.98 Acres Light Industrial**

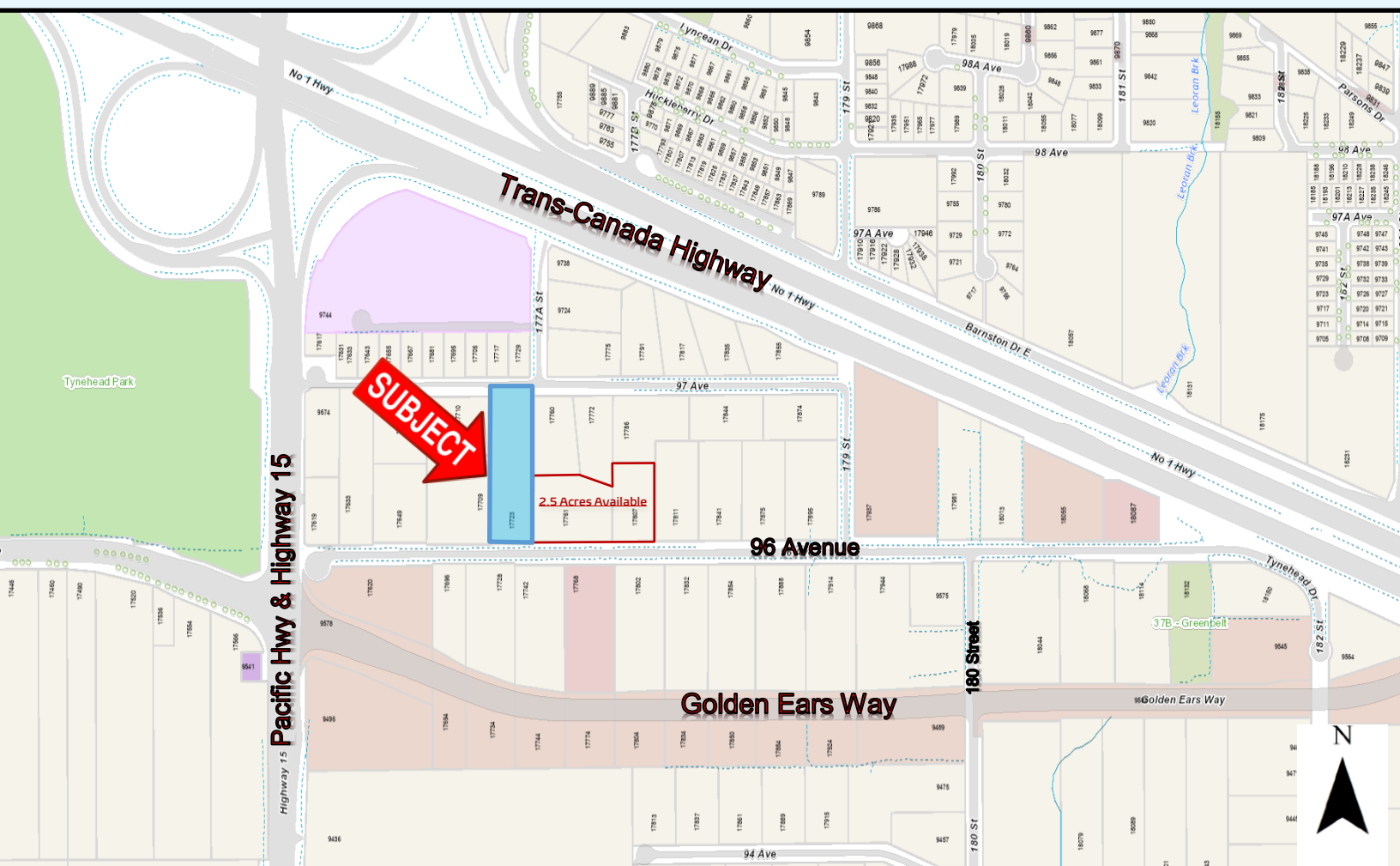
**DESCRIPTION:**

<b><u>ADDRESS:</u></b>	<b><u>LAND SIZE:</u></b>	<b><u>PROPERTY TYPE:</u></b>	<b><u>NCP:</u></b>
17723 96 Avenue Surrey	1.98 Acres	Industrial Land	Anniedale-Tynehead

1.98 Acres of land designated for Light Industrial in Anniedale-Tynehead NCP

2.5 acres on the east side also for sale to make the **total land assembly +/-4.5 acres.**

Flat land no creek on these properties. There are few Temporary Use Permits (T.U.P.) in the neighborhood for material storage and truck parking. Easy access to 4 major Highways



**Land Use**

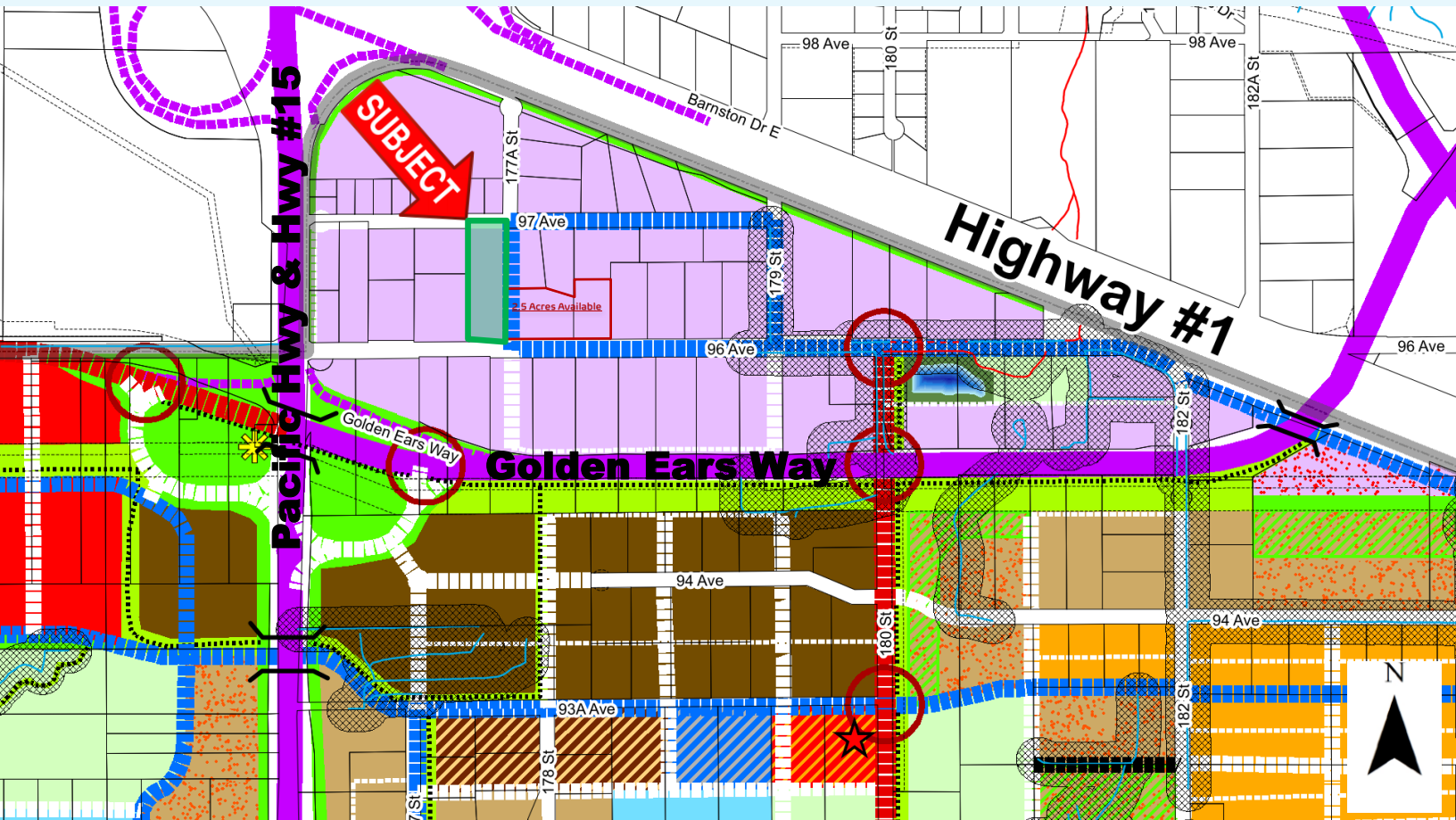
- Commercial
- Neighbourhood Commercial
- Light Industrial
- Industrial Business Park
- Public Assembly
- Community Centre
- School
- Park
- Trail
- Landscape Buffer
- Riparian Area
- Riparian Enhancement Area
- Green Space Transfer

# Anniedale-Tynehead

## Neighbourhood Concept Plan (NCP)

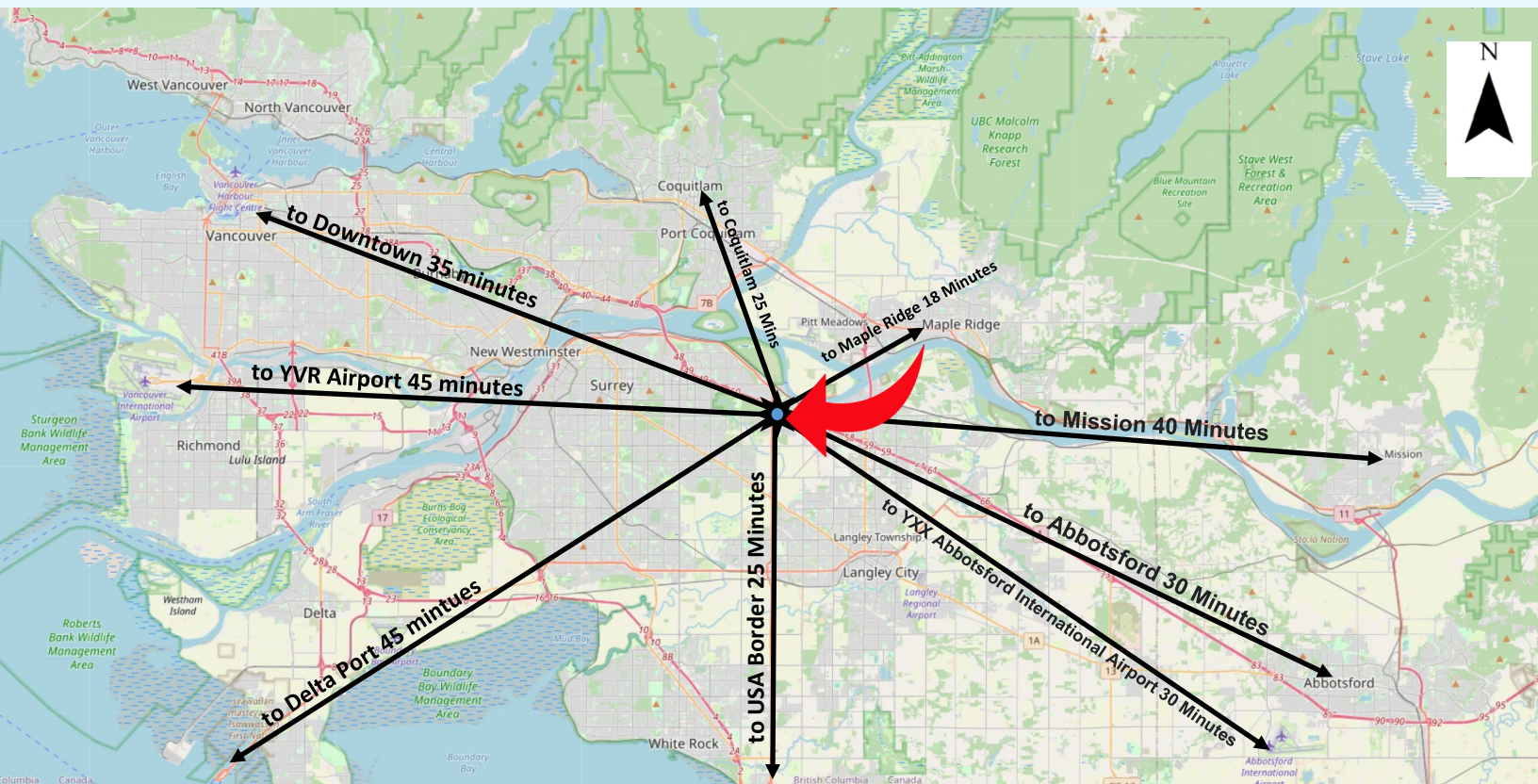
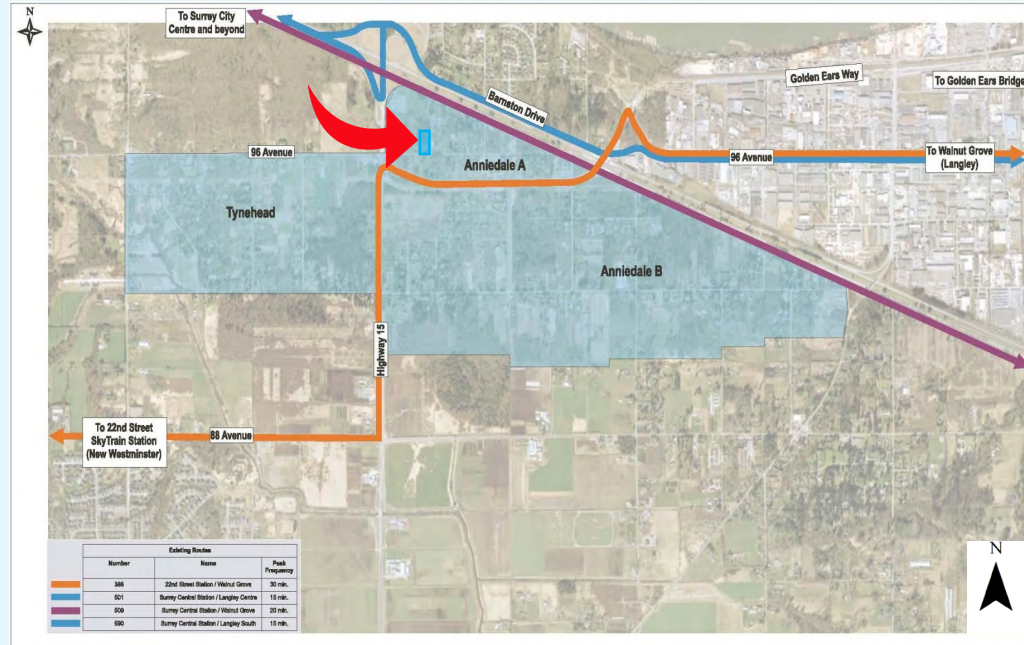
**Industrial Designations**

<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span>	<b>Light Industrial</b>	0.5 to 0.75 FSR	2 Stories (12 m)
<span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, blue 2px, blue 4px); border: 1px solid black;"></span>	<b>Industrial Business Park</b>	0.5 to 1.0 FSR	4 Stories (15 m)



**Location is in the centre of Lower mainland:**

- Less than 45 mins to all the major destination in the lower mainland
- 4 major highways within minutes from the property
- Away from the city traffic
- Easy access to Portman Bridge
- Minutes away from the future Skytrain On Fraser Hwy.
- Bus stop is only 1 block away
- 

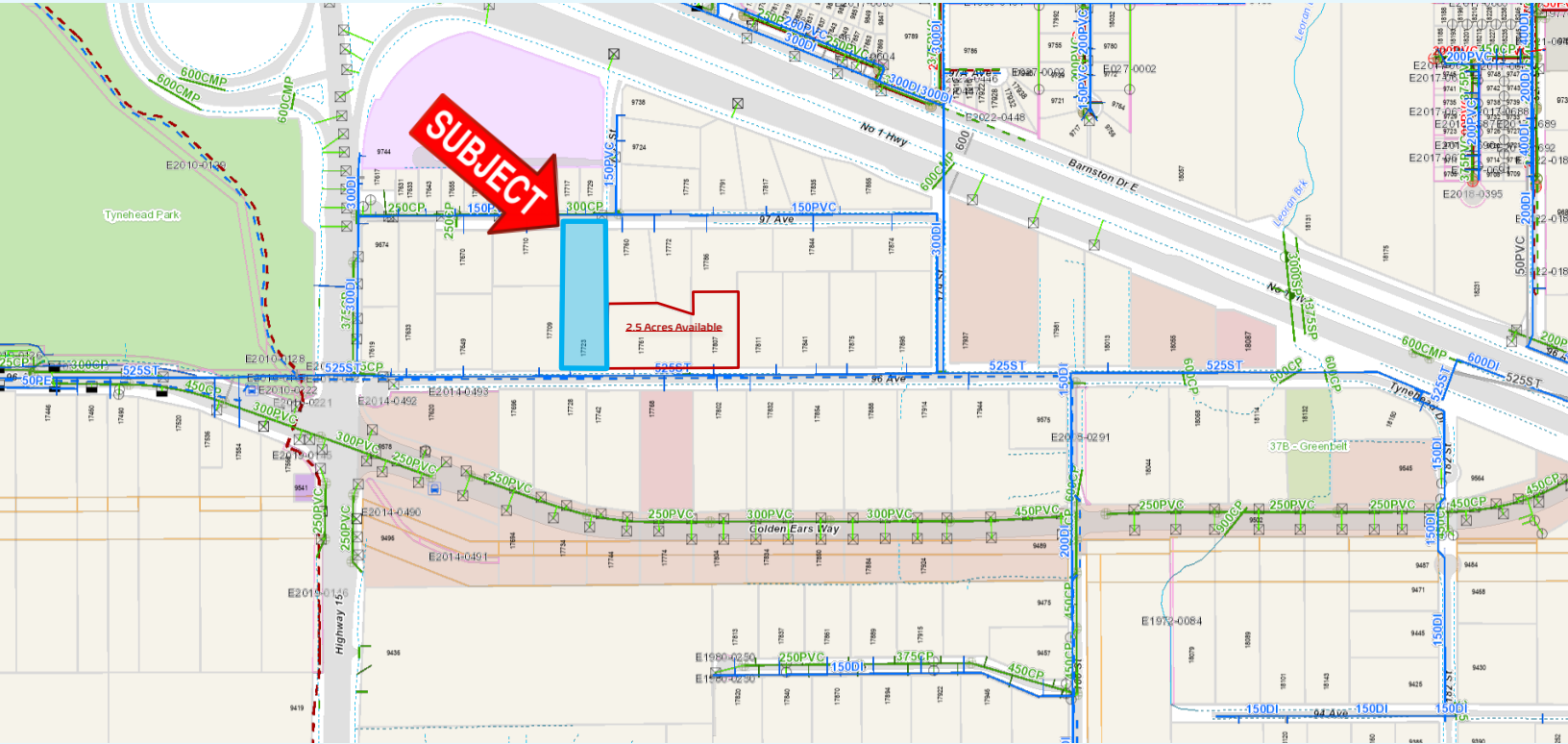


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**ROYAL LEPAGE**

**INFRASTRUCTURE MAP**



**ACTIVE APPLICATION IN THE NEIGHBOURHOOD**

