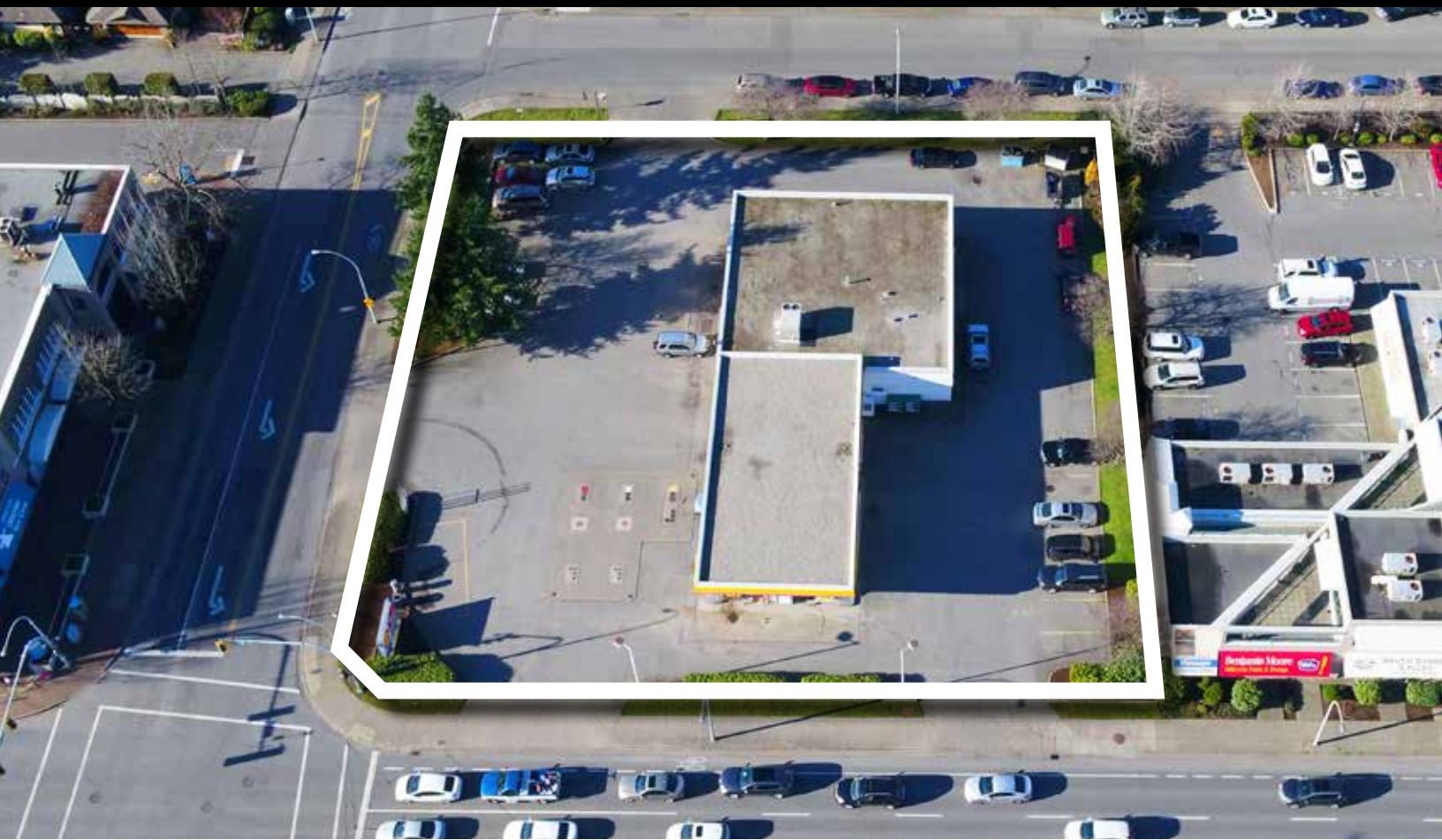


FOR SALE



SOUTH SURREY INVESTMENT OPPORTUNITY

2025 152 STREET, SURREY, BC

CBRE

FOR SALE

LOCATION OVERVIEW

Prominently located on the northwest corner of 152 St and 20 Ave, both strong commercial nodes, in the growing and affluent community of South Surrey. The property is located near the major traffic arteries of Highway 99 and King George Highway. South Surrey and the neighbouring community of White Rock constitute a prime trade area of approximately 100,000 people.

PROPERTY OVERVIEW

The property consists of one (1) legal lot totalling 35,079 sq. ft./0.8 acres and improved with a gas station. Currently zoned Combined Service Gasoline Station and under the Semiahmoo OCP.

SEMAIHMUO TOWN CENTRE OCP

In May 2012, Council approved an Interim Land Use Plan to guide development in the area. The interim plan allows development applications to proceed while plans are revisited and finalized. The property falls under the "Mixed Use" designation, which supports multi-family residential uses except on the ground floor where continuous retail uses are encouraged. The proposed density is 2.5 FAR for sites within the Town Centre Official Community Plan Designation with a maximum building height of four storeys.

RIGHT OF FIRST REFUSAL

The Tenant, Shell Canada Product, has a right of first refusal in its lease to acquire the property at the price and on the terms of an acceptable offer. The Tenant must exercise its right by giving Landlord notice within thirty (30) days after the Tenant's receipt of Landlord's notice of the offer.



EXECUTIVE SUMMARY

MUNICIPAL ADDRESS

2025 152 Street, Surrey, BC

LEGAL DESCRIPTION

LOT 1 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER
DISTRICT PLAN 76835
PID: 009-719-041

BC ASSESSMENT (2018)

Land: \$5,970,000
Improvements: \$258,000
Total: \$6,228,000

SITE AREA*

35,079 SF / 0.8 acres

ZONING

Combined Service Gasoline Station

OFFICIAL COMMUNITY PLAN

Semiahmoo Town Centre

OCP DENSITY

2.50 FAR (encouraged)

BUILDABLE SF*

87,697 SF

TENANT

100% leased to Shell Canada Products until February 23, 2023.
No further renewal terms.

ANNUAL NET RENT

\$175,000

ASKING PRICE

\$7,998,000

*Approximate, to be confirmed and not relied on.

FOR SALE



DRIVE TIMES (APPROXIMATE)

King George Boulevard | 2 minutes
Highway 99 | 3 minutes

CONTACT INFORMATION

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