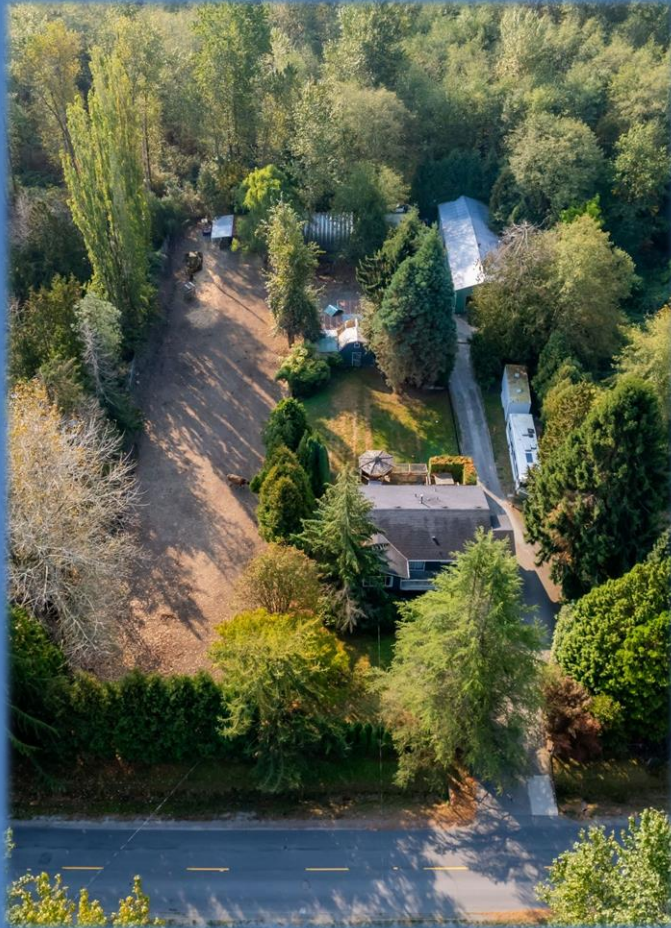


# FOR SALE



## 16184 20<sup>th</sup> Avenue

**604-328-0926**

[tbarthrealty@gmail.com](mailto:tbarthrealty@gmail.com)

**604-817-7338**

[info@donmunrorealestate.com](mailto:info@donmunrorealestate.com)

[www.donmunrorealestate.com](http://www.donmunrorealestate.com)



# DM

Don Munro Personal  
Real Estate Corporation





**Legal:**

LOT 39 SECTION 13 TOWNSHIP 1 NEW  
WESTMINSTER DISTRICT PLAN 41276

**PID:**

006-160-271

**Taxes:**

\$6,759.92 (2022)

**Zoning:**

RA

**NCP:**

Business Park/Light Industrial

**PRICE:**

\$5,500,000.00

**604-328-0926**

Tyson Barth



**604-817-7338**

Don Munro



# HIGHWAY # 99 CORRIDOR Stage 1 LAND USE CONCEPT PLAN

City of Surrey Planning & Development Department



BUSINESS PARK LIGHT INDUSTRIAL

The Business Park/Light Industrial designation provides opportunities for a variety of business park and "high end" light impact industrial uses including office and service uses, and wholesale, warehousing and light manufacturing uses that are completely enclosed within a building. Outdoor storage and display is not allowed under this designation. Both single tenant and multi-tenant buildings could be located on these lands.

A north-south spine road, the extension of Croydon Drive south to approximately 18 Avenue paralleling Highway 99, is proposed to provide access to this area.

To ensure high quality development, all light impact industrial uses within this precinct must be within an enclosed building. Outdoor storage of any goods, materials or supplies will be prohibited.

## Policy Highlights

1. All business park and light impact industrial development will be of a high environmental and architectural quality.
2. No outdoor storage of any kind will be allowed in this area.

604-328-0926

Tyson Barth



604-817-7338

Don Munro





604-328-0926

Tyson Barth

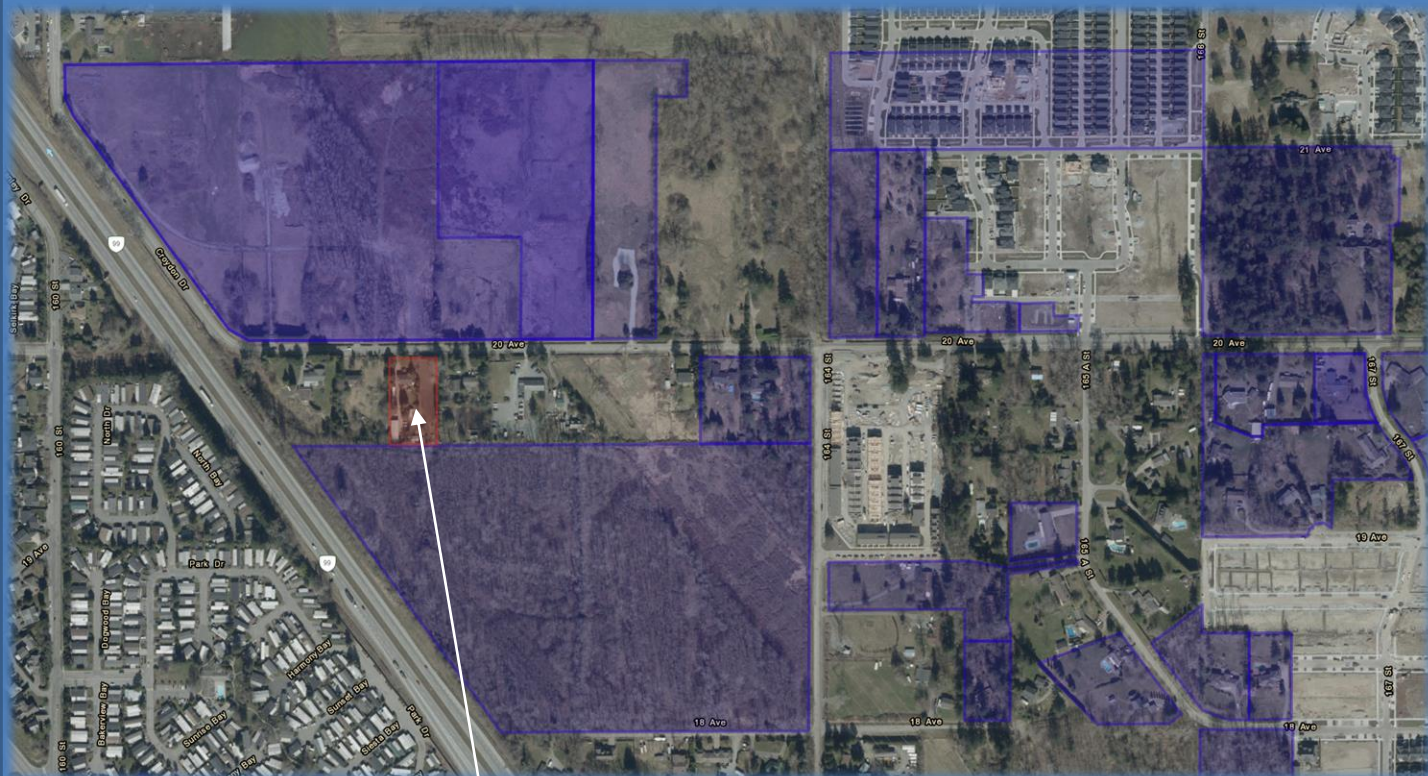


604-817-7338

Don Munro



# Current Development/Rezoning Applications



Subject Property

## About Surrey

Surrey is the 2nd largest city in BC and the 12th largest city in Canada with a population of over 468,000, and it's still growing. It's set to become the most populated city in Metro Vancouver by 2020, as people from around the world continue to move to one of the youngest and most culturally diverse cities in Canada.

Over 6000 acres of parkland and green space gives Surrey the name, City of Parks. But, Surrey provides much more to residents, businesses and visitors alike. Surrey offers many things to do, like the arts and culture in galleries, events and festivals and leisure activities.

Located 40 minutes from Vancouver, at the crossroads of the Pacific Rim, Greater Vancouver and the USA.

The location provides ideal opportunities for transportation of goods and services worldwide with: Easy and convenient access to Vancouver International Airport,

Two international border crossings into the U.S. and

an excellent transportation network including 6 major highways, rail and a deep sea port.

Six town centres make up Surrey: Fleetwood, Whalley/City Centre (North Surrey), Guildford, Newton, Cloverdale and South Surrey.

Surrey has 99 elementary schools to serve students, including 21 new elementary schools over the last 14 years and 53 new additions. There are also 25 secondary schools located throughout Surrey and 23 independent schools, including religious academies and Montessori schools. Two university Kwantlen Polytechnic University and Simon Fraser University offer a variety of programs out of their Surrey Campuses.

**604-328-0926**

Tyson Barth



**604-817-7338**

Don Munro



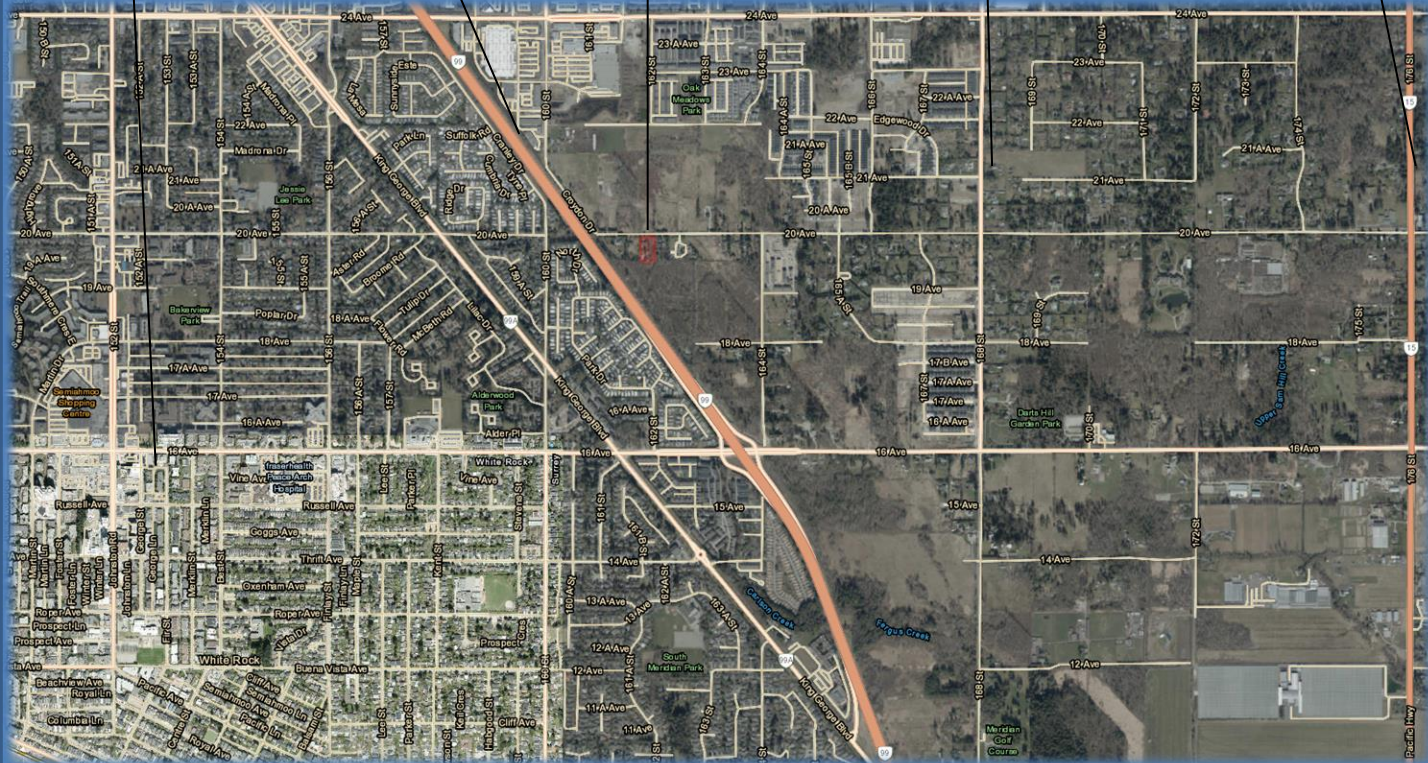
Subject Property

16th Avenue

Highway 99

168th Street

Highway 15



604-328-0926

Tyson Barth



604-817-7338

Don Munro

The information contained herein has been obtained from sources deemed reliable, but is in no way guaranteed by SUTTON GROUP West Coast Realty or Don Munro. Prospective Buyers/Leasers should make full independent investigation of all facets of the property, including legal and accounting, prior to purchase/lease.