

FOR SALE OR LEASE | COMMERCIAL LAND  
**19209 96 AVENUE**  
SURREY, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**NEW PRICE**

- ▶ **20,000 SF High Profile Commercial Lot**
- ▶ **Port Kells Industrial District**

#### Location

The property offers excellent proximity on 96 Avenue in Port Kells, one of the most desirable industrial areas in the Lower Mainland due to its proximity to Highway #17, Highway #1, access to the U.S. border, its geographically central nature, and complimentary industries and services.

#### Highlights

- ▶ 100' of frontage to 96 Avenue
- ▶ Municipal services near lot line
- ▶ Access via 192nd Street and 96 Avenue
- ▶ Exposure to over 20,000 vehicles per day

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**Legal Description**

PL NWS 3966 LT1 DL387A LD36 Group 2  
PID: 002-572-133

**Environmental**

Clean stage 1 PS1 Completed 2018

**Zoning**

C-4 (Local Commercial Zone).  
City may permit rezoning to Industrial or C-5 and C-8.  
Buyer to conduct their own investigation.

**Site Size and Dimensions**

- ▶ 100' x 200'
- ▶ 20,000 SF or 0.459 acres

**Property Taxes (2017)**

\$16,283.67

**Asking Sale Price**

\$1,600,000

**Lease Rate**

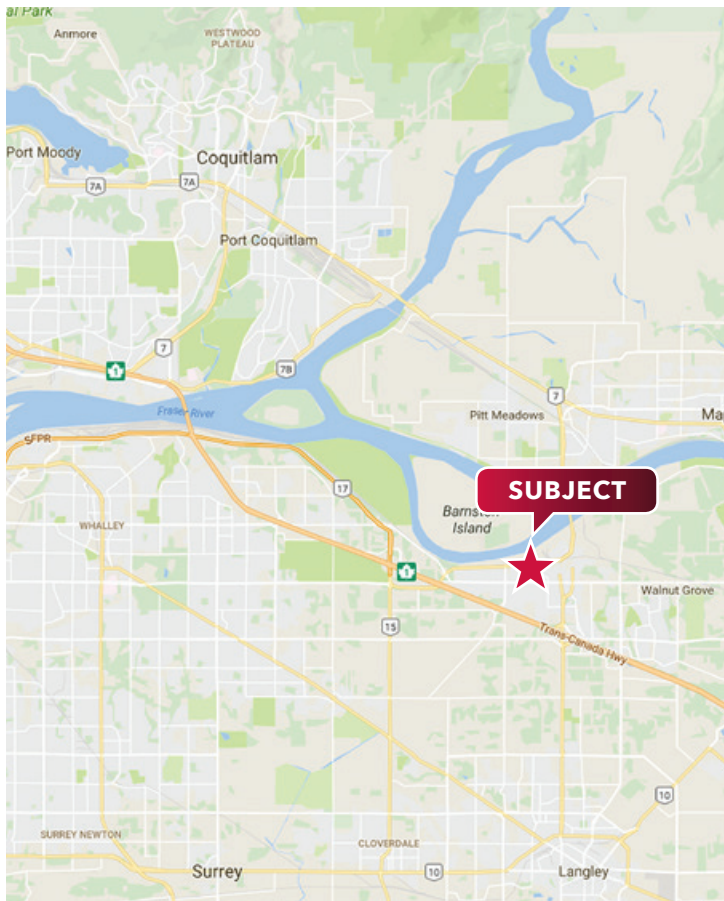
\$2.75 PSF PA gross including property taxes and CAM, excluding GST

**Total Monthly Lease Cost**

\$4,583.33 + GST

**Assessed Value (2018)**

\$1,656,000



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