



**FOR SALE**

**16187 FRASER HIGHWAY**  
SURREY, BC

**.313 Acre Development Site // OCP Allows Up To 2.5 FAR**  
FUTURE PROPOSED SKYTRAIN ROUTE



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# FOR SALE

## 16187 FRASER HIGHWAY

SURREY, BC

### OPPORTUNITY

16187 Fraser Highway is an opportunity to acquire a 13,634 sq.ft. land parcel strategically located on Fraser Highway. The current OCP allows for up to a 2.5 FAR and the new proposed Skytrain line will now be located in direct proximity to the subject property.

The property can be provided with vacant possession or the current owner/tenant will consider leasing the site back in order to provide for some interim cash flow prior to the development of the property.

The City of Surrey is currently reviewing density along the Fraser Highway as it relates to the new Skytrain line.

### LOCATION

The subject is strategically located along Fraser Highway at the intersection of 162nd Street and 84th Avenue. There has been a tremendous amount of residential growth in the immediate area including a new townhouse project located directly across Fraser Highway. In addition, there is an abundance of commercial and retail amenities all located with a short drive.

The site offers good access to both 152nd Street and Highway #15 which are only a short drive away.

### SITE SIZE

13,634

### BUILDING SIZE

1,500 sq.ft. (\*measurements to be determined by Buyer if deemed to be important)

### ZONE

Commercial Highway Industrial (CHI)

### OCP

Town Centre







### SITE SUMMARY

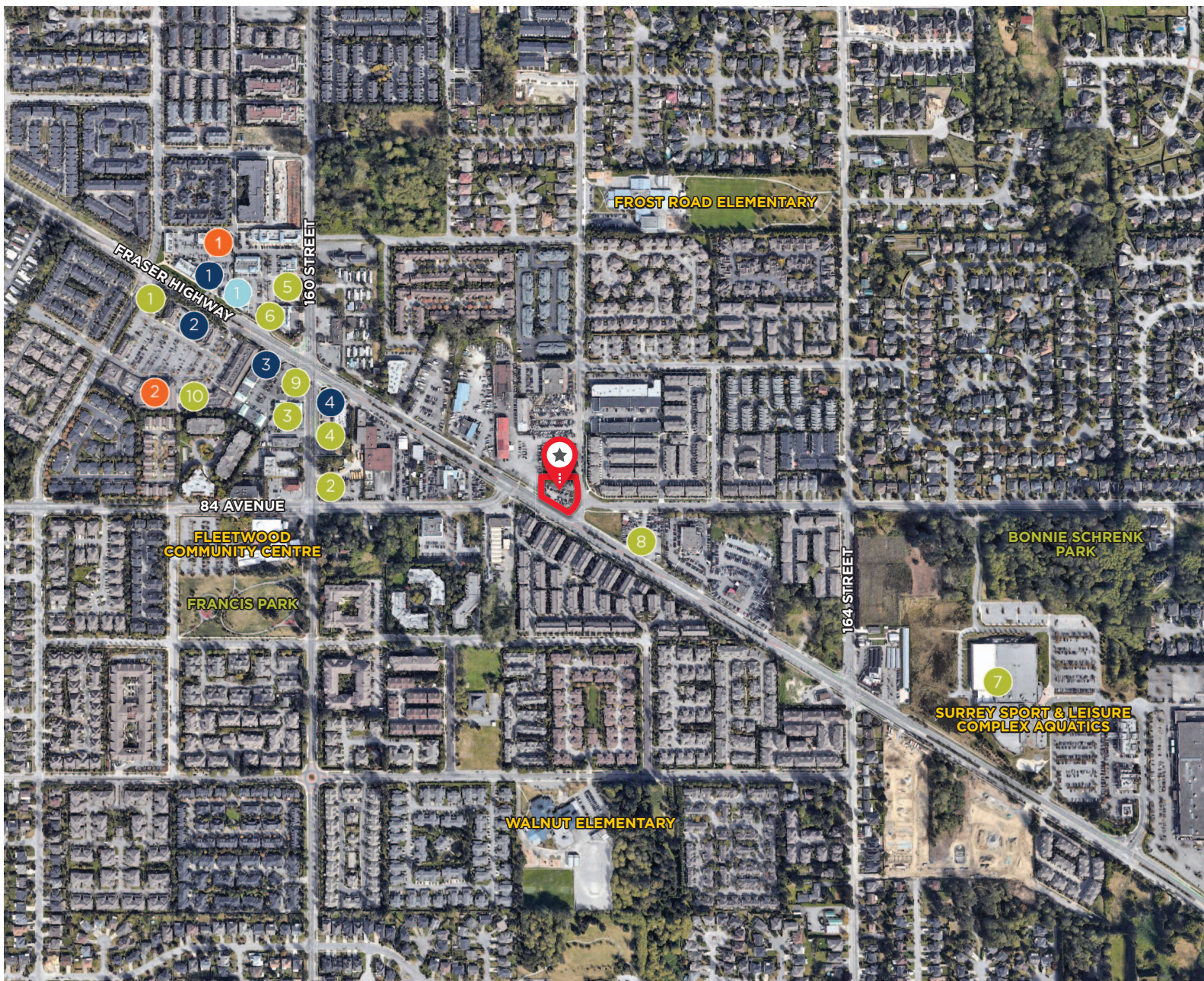
- 13,634 square foot lot with direct exposure to Fraser Highway
- OCP allows for up to 2.5 FAR
- Direct access and exposure to the future proposed Skytrain line
- Current owner/user will consider a lease back
- Excellent exposure offering access to several Fraser Valley traffic arteries

### DEMOGRAPHICS

	1 km	3 km	5 km
Population (2018)	17,494	63,472	169,984
Population (2023)	19,894	69,968	183,977
Projected Annual Growth (2018 - 2023)	13.7%	10.2%	8.2%
Median Age	40.1	39.9	38.6
Average Household Income (2018)	\$100,075	\$112,238	\$110,715







### RESTAURANTS

- |                                |                    |
|--------------------------------|--------------------|
| 1. Boston Pizza                | 6. Fleetwood Sushi |
| 2. Edith + Arthur Public House | 7. Booster Juice   |
| 3. Sunny Dragon                | 8. Chef Kebab      |
| 4. Pink Lotus Cafe             | 9. A&W             |
| 5. Wendy's                     | 10. Quiznos        |

### BANKS

1. BMO Bank of Montreal
2. TD Canada Trust
3. RBC Royal Bank
4. CIBC

### COFFEE SHOPS

1. Starbucks

### SUPERMARKETS

1. Fruitcana
2. Fresh St. Market

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