

Old Yale Road

124 Street

SUBJECT SITE**Land Size:** 18,979 sqft**Zoning:** IB**FOR SALE****12446 & 12456 Old Yale Road, Surrey, BC**
Industrial Land**Khash Raeisi***

Vice President

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*Personal Real Estate Corporation

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www.iconic.com

12446 & 12456 OLD YALE ROAD
SURREY, BC



OPPORTUNITY

The Subject Property is nestled on the South Side of Old Yale Road between 124 St and 125A St in Bridgeview Surrey. With easy and convenient access to Delta, Coquitlam, Burnaby, Vancouver and other municipalities via Hwy 17, Hwy 1, King George Hwy. IB zoning allows various use including light impact industrial uses, offices and service uses.

EXECUTIVE SUMMARY

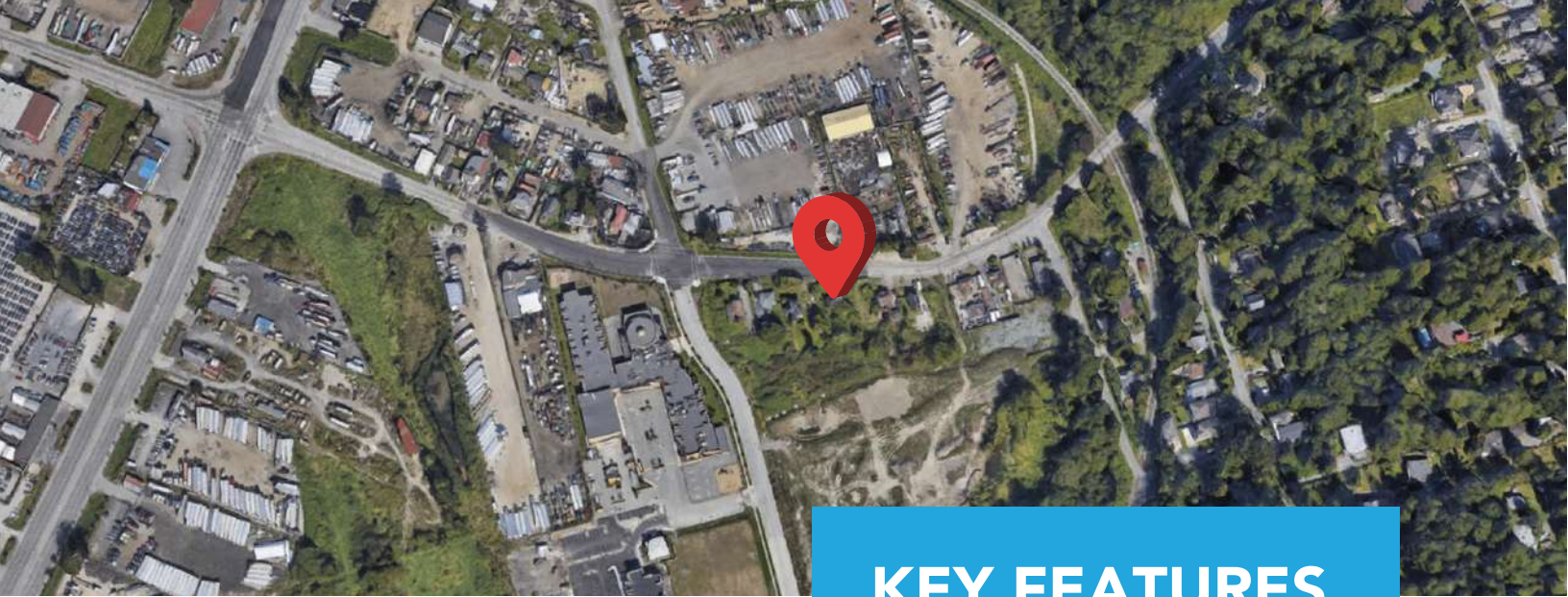
NEIGHBOURHOOD BRIDGEVIEW SURREY

ZONING IB

ASSESSEMENT (2020) \$1,566,100

LAND SIZE 18,979 sqft

PROPERTY TAX (2020) \$8,049.32



KEY FEATURES



Subject property



City of Surrey



Hospital: **3.35 km**



Tim Hortons Coffee: **1 km**



Bus Stop: **0.45 km**



Fire Station: **1.35 km**



Police Station: **2.29 km**



Gas Station: **0.9 km**



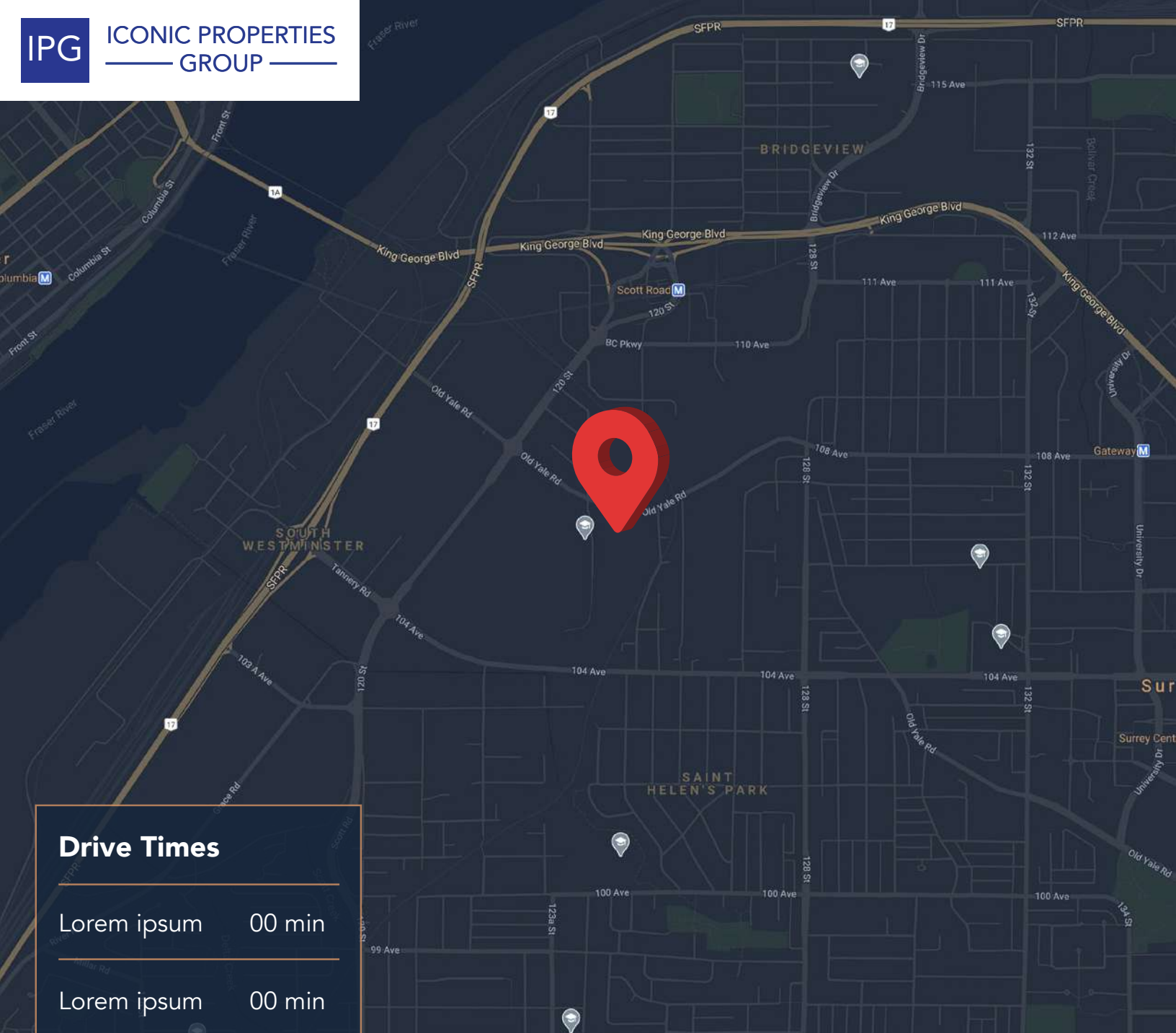
Cleaner: **1.6 km**



Grocery: **1.5 km**



Gym: **1.7 km**

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All measurements quoted herein are approximate.