

FOR SALE

FREESTANDING COMMERCIAL BUILDING WITH FUTURE DEVELOPMENT POTENTIAL

10734 City Parkway
Surrey BC

- Freestanding office/warehouse building in Surrey's City Centre
- In-place zoning allows for a future mid to high-rise development
- 12 surface parking stalls with additional street parking available
- Within steps of Gateway SkyTrain Station
- Potential for future assembly of neighbouring properties



LOCATED IN SURREY'S CITY CENTER, JUST A 4 MINUTE WALK FROM THE GATEWAY SKYTRAIN STATION.

SALIENT FACTS

Civic Address:	10734 City Parkway, Surrey, BC*
Legal Address:	PID: 011-384-352 LOT 49 SECTION 22 RANGE 2 PLAN NWP9117 NWD SEC 224(2)(A)MA
Location:	Located south of 108 Avenue fronting the east side of City Parkway in Surrey's City Centre. The Property is located in Surrey City Centre's Historic District.
Site Size:	12,032 SF (0.276 Acres)
Improvements:	A 2-storey, freestanding building currently occupied by the Surrey Food Bank Foundation. The building is improved to include approximately 8,000 SF of warehouse space over two-bays which includes two offices, a walk-in cooler, a washroom and janitorial closet. The building also includes approximately 1,200 SF of mezzanine office space which includes space for up to twelve workstations, four washrooms, a boardroom and a kitchenette.
Zoning:	C-8: Community Commercial
Designated Land Use:	Central Business District

*COSMOS address shown as 10732 City Parkway

PRICE: \$3,500,000



DEVELOPMENT HIGHLIGHTS

Well located property within the Historic District of the City Centre Plan. The current Land Use Designation is Mid to High Rise 3.5 FAR with a potential for up to 20% bonus density. The City of Surrey's recommended building height in this area is projected to be 60 metres (20-storeys). The existing building provides an investor with steady rental income while providing holding power for further assembly in the future.



5

minute drive to Central City
Shopping Centre

40

minute drive to Downtown
Vancouver

40

minute drive to YVR
International Airport

10734 CITY PARKWAY SURREY BC



LOCATION*

Surrey City Centre is the region's emerging second downtown. Once a suburban town centre, the area has been the focus of significant residential and commercial development and transforming into a walkable, transit-oriented downtown core for business, culture and entertainment.

*Source: City of Surrey

LOCATION HIGHLIGHTS



7 mins biking to
Central City Shopping Centre



5 mins
Hawthorne Rotary Park



5 mins
Banks



5 mins
Grocery stores



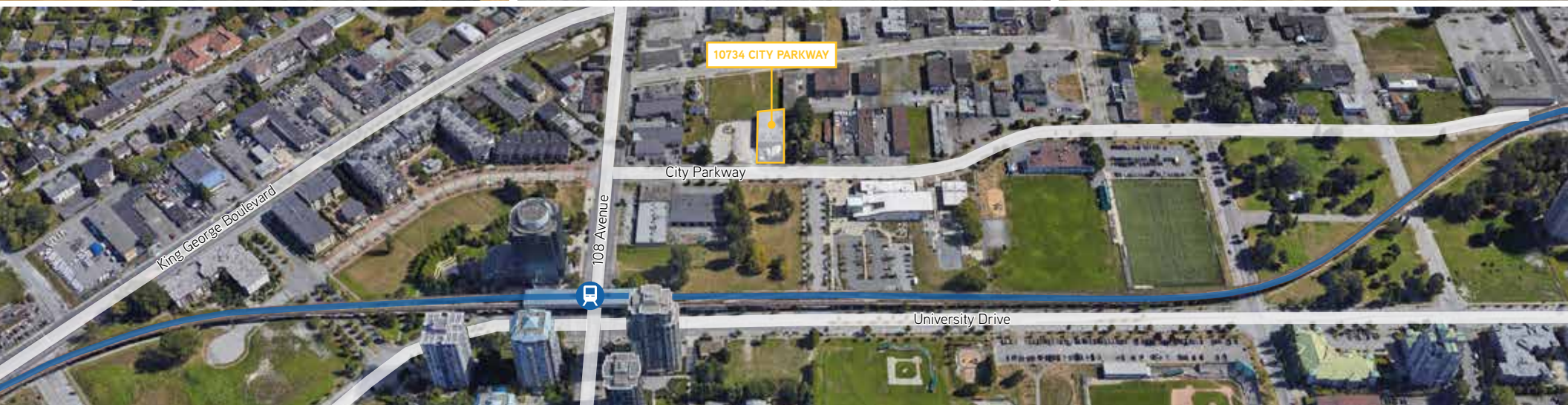
2 mins
Restaurants

LAND USE DESIGNATION

Surrey City Centre Plan

Mid to High Rise 3.5 FAR with potential for
20% bonus density.





OFFERING PROCESS

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendor.

DYLAN SOHI

Personal Real Estate Corporation
Senior Associate
604 661 0818
dylan.sohi@colliers.com

RANDY HEED

Personal Real Estate Corporation
Senior Vice President
604 661 0831
Randy.Heed@colliers.com

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Colliers International
13450 102 Avenue, Suite 1850
Surrey, BC | V3T 5X3
1 604 681 4111
collierscanada.com

