

PRICE REDUCED

FOR SALE

Established Car
Wash in Surrey

15409 Fraser Highway
Surrey, BC



**FIRST TIME OFFERED FOR SALE - 6 BAY, SELF SERVICE
CAR WASH BUSINESS WITH PROPERTY**

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Established Car Wash business with property located in Surrey's Fleetwood neighbourhood

SALIENT FACTS

Civic Address	15409 Fraser Highway, Surrey, BC
Legal Address	PID: 019-166-346 Lot A Section 35 Township 2 New Westminster District Plan LMP21906
Site Area	11,027 SF (0.25 Acres)
Location	Located at the corner of Fraser Highway and 154 Street
Improvements	1,925 SF building with additional 2nd floor storage and office space. The carwash features 5 covered washing bays and 1 oversized vehicle washing bay.
Current Zoning	CHI - Highway Commercial Industrial
Designated Land Use	Commercial
Gross Taxes (2019)	\$13,119.32
Asking Price	\$2,990,000 \$2,750,000

PROPERTY HIGHLIGHTS

- Established business, operating for over 21 years
- Prominent corner site location along Fraser Highway
- Built in 1998 with newer, low maintenance washing system
- New credit card tap system recently installed
- On-site change machine for car wash & vacuum tokens
- All equipment and inventory to be sold with the business and property
- Potential for an increase in income with the addition of a car detailing facility



HARRY'S CAR WASH

15409 Fraser Highway, Surrey

LOCATION



Located at the corner of Fraser Highway and 154 Street, Harry's Car Wash benefits from its prominent corner site location and excellent street exposure along one of Surrey's busiest thoroughfares. The immediate area is surrounded by dense residential, a number of car dealerships and small to large retail stores. This location will also be less than +/- 350m from a proposed SkyTrain station.

COMMERCIAL OCP DESIGNATION



The Commercial designation is intended to support major commercial developments, including neighbourhood-serving and city-serving retail and office developments. Lands within the Commercial designation are typically located in neighbourhood centres along major road, or in areas adjacent to Town Centre and Central Business District designations. Such is the case with 15409 Fraser Highway, which is located adjacent to the Fleetwood Town Centre.

CHI - HIGHWAY COMMERCIAL INDUSTRIAL ZONE



This Zone is intended to accommodate and regulate those commercial and related uses requiring large lots and exposure to major highways, which generally are not accommodated in shopping centre, Town Centre or Surrey City Centre as shown in Schedule D.1 developments.

PROPOSED SKYTRAIN LINE



The Surrey Langley SkyTrain project would extend the Expo Line 16.5 kilometres on an elevated guideway from King George Station to Langley City Centre along Fraser Highway. In addition, it would have eight stations, three bus exchanges, park and ride spaces, 55 SkyTrain vehicles, an operations and maintenance centre and supporting system upgrades.

"The population of Surrey, Langley City and Langley Township is expected to rise by 280,000 people by 2035. We must be ready, or we will be stuck in congestion that hurts our economy and the quality of life of our residents. We need to know that the entire project has financial support from federal and provincial governments," stated Township of Langley Mayor Jack Froese.

The expansion is expected to provide fast and reliable transit for about 62,000 people per day by 2035.





OFFERING PROCESS

Additional information will be made available to qualified parties upon the execution of a confidentiality agreement.

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendor. Any Offer to Purchase the Property (the "Offer") is to be submitted to Colliers on the Vendor's form of Offer to Purchase.

Please contact the listing broker for more information.

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