

# For Sale by Court Order



## 9.88 Acres of Industrial Land in Campbell Heights South

19534 16 Ave  
Surrey, BC

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Neighbouring property (19516 16th Avenue) listed for sale via court order separately.

16 Ave

# The Opportunity

Positioned within the South Campbell Heights Local Area Plan, this expansive 9.88 acre site offers a development opportunity with the potential to assemble additional adjacent lands.



Currently zoned A-1, Official Community Plan designates the site and surrounding areas as mixed-employment.



Offering regional connectivity, the site provides convenient north-south access via 176th Street (Highway 15) and 192nd Street, and east-west routes along 16th, 24th, and 32nd Avenues.



The property sits in proximity the successful and thoughtfully planned business park, Campell Heights, which has been recognized for its strategic location, rapid growth, and strong industrial presence.



Both the Trans-Canada Highway and the Canada-US border are easily reached through 176th Street, supporting logistics, distribution, and a wide range of business uses.



# Property Overview

**Civic Address** 19534 16 Avenue, Surrey BC

**PIDs** 010-911-740

**OCP** Mixed-Employment

**Local Area Plan** Stage 2 Campbell Heights - Business Employment and Conservation & Recreation

**Current Zoning** A1 - General Agricultural Zone

**Lot Size** 9.88 Acres (430,373 SF)

**Assessed Value** \$18,743,000 (2026)

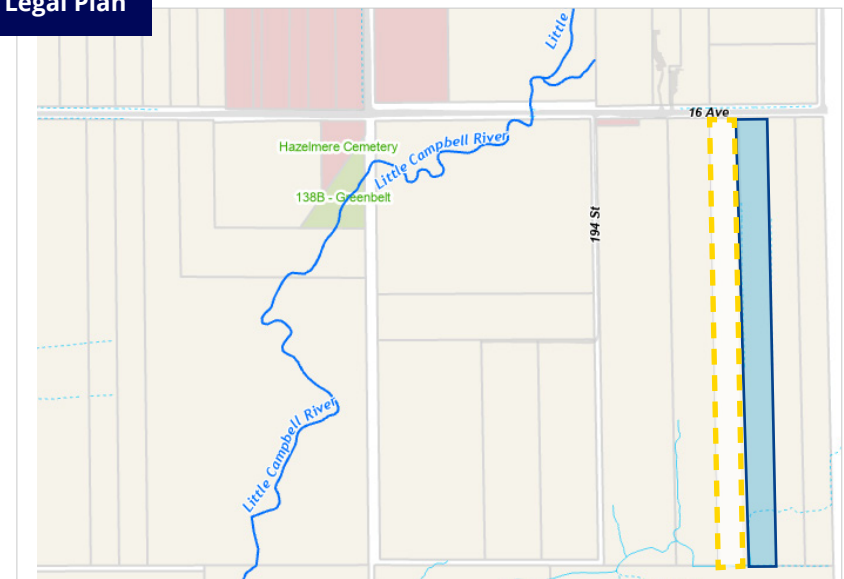
**Gross Taxes** \$180,820.41 (2025)

**Asking Price** \$15,800,000

Land Use Map



Legal Plan





Prospective purchasers are invited to submit Offers to Purchase the property through Colliers for consideration by the holders of exclusive Conduct of Sale. All Offers are subject to Court approval. Offers will be presented on an as-received basis after an initial marketing period. Please contact the listing brokers for more information.

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