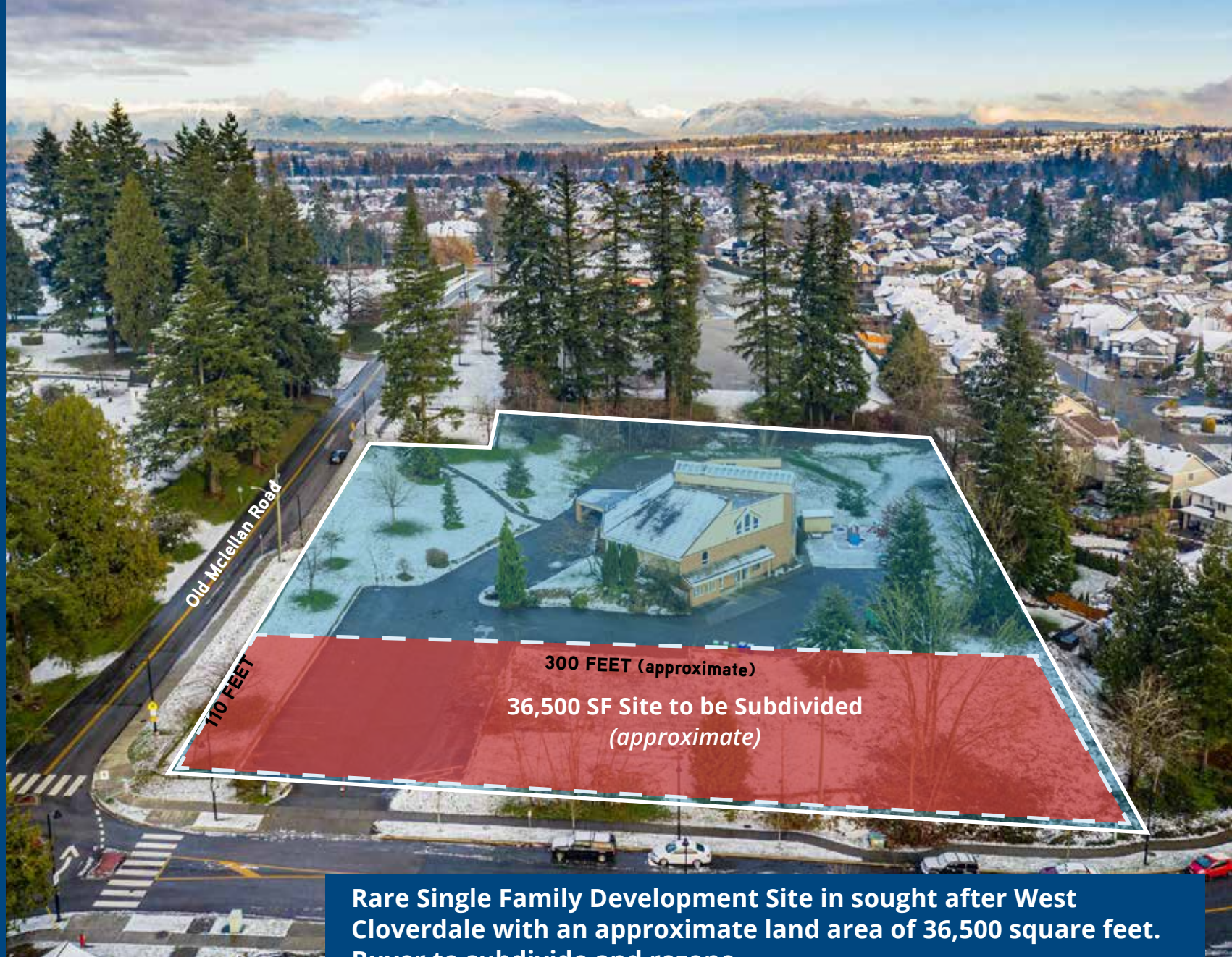


FOR SALE

16613 Bell Road SURREY, BC



Old McLellan Road

110 FEET

300 FEET (approximate)

36,500 SF Site to be Subdivided
(approximate)

Rare Single Family Development Site in sought after West Cloverdale with an approximate land area of 36,500 square feet. Buyer to subdivide and rezone.

MORGAN DYER

Personal Real Estate Corporation

Senior Vice President

D: 604 661 0886 | M: 604 760 7770

morgan.dyer@colliers.com

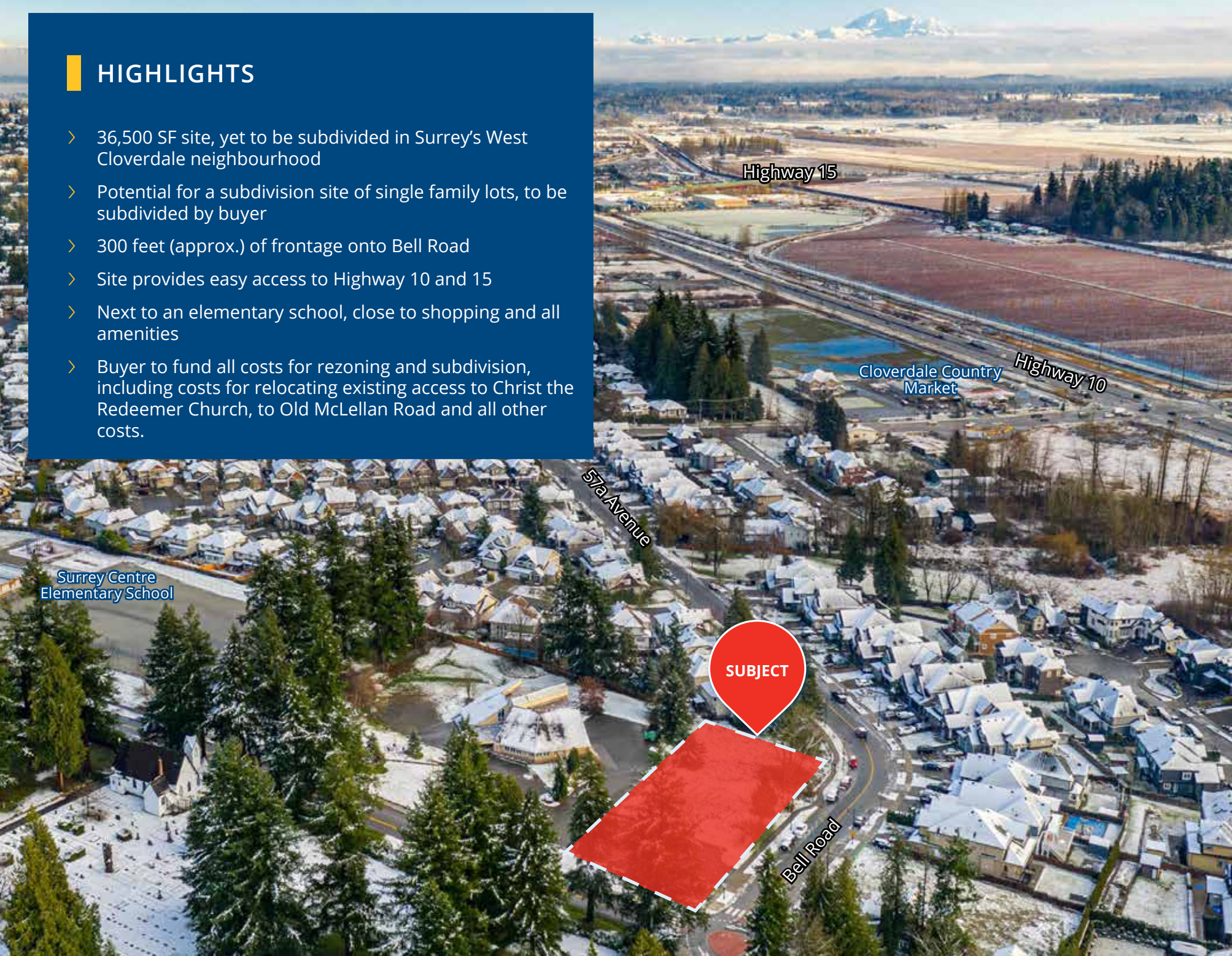
Colliers International
200 Granville Street | 19th Floor
Vancouver, BC | V6C 2R6

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HIGHLIGHTS

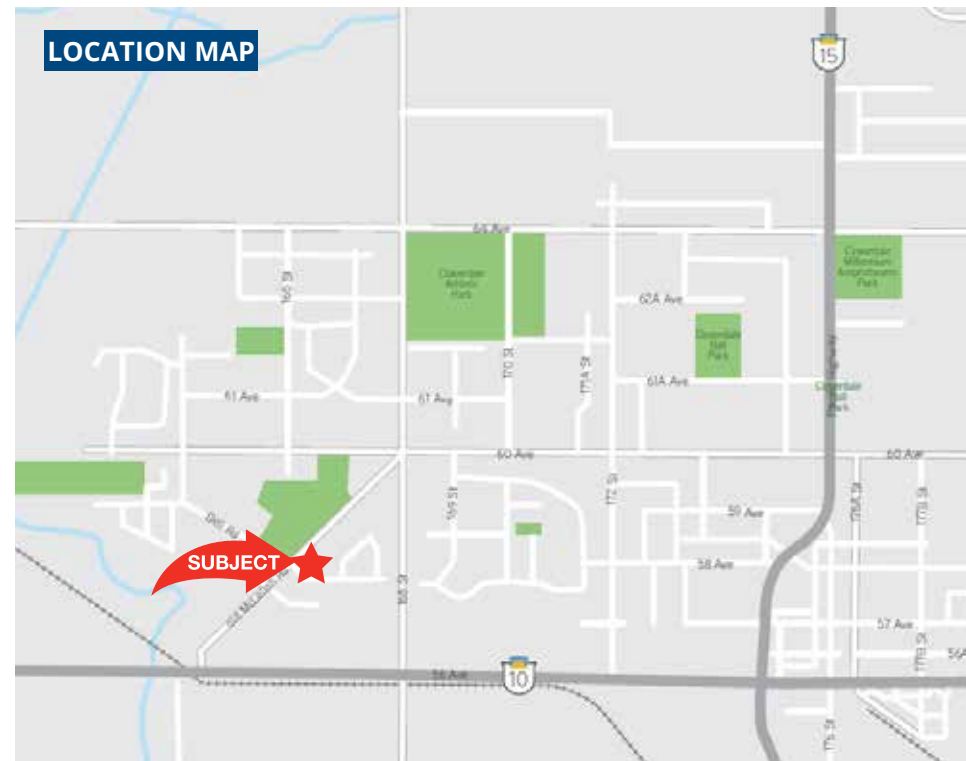
- 36,500 SF site, yet to be subdivided in Surrey's West Cloverdale neighbourhood
- Potential for a subdivision site of single family lots, to be subdivided by buyer
- 300 feet (approx.) of frontage onto Bell Road
- Site provides easy access to Highway 10 and 15
- Next to an elementary school, close to shopping and all amenities
- Buyer to fund all costs for rezoning and subdivision, including costs for relocating existing access to Christ the Redeemer Church, to Old McLellan Road and all other costs.



SALIENT FACTS

CIVIC ADDRESS:	16613 Bell Road, Surrey BC
PARCEL	015-510-034
PARENT SITE SIZE:	2.36 Acres (approximate) (102,945 SF) (shown in blue in legal map)
PROPOSED SUBDIVISION SITE SIZE:	36,500 SF (approx.) - to be subdivided by Buyer (shown in red in legal map)
PROPOSED SUBDIVISION FRONTAGE:	300 feet (approx.) on Bell Road/57A Avenue
CURRENT ZONING:	The subject site is currently zoned PA-1 (Assembly Hall 1) which permits uses that include assembly halls, places of worship, private schools, childcare centres, and community services. <i>Buyer will be required to subdivide and rezone and responsible for all costs.</i>
OFFICIAL COMMUNITY PLAN:	The Official Community Plan designates the site as URBAN which permits low and medium density residential neighbourhoods. Residential uses within this designation may include a range of forms such as detached, semi-detached houses as well as ground oriented attached housing including townhouses and row houses.
PROPOSED SUBDIVISION SITE DESCRIPTION:	Yet to be subdivided portion of the parent parcel along Bell Road - rectangular shaped parcel currently improved as a green space. Buyer to fund all costs for rezoning and subdivision, including costs for relocating existing access to Christ the Redeemer Church, to Old McLellan Road and all other costs.
EASEMENTS:	Statutory Right of Way - BB841552 (shown in black on Legal Map) Easement - AC327100 (shown in yellow on Legal Map)
ASKING PRICE:	\$3,800,000

LOCATION MAP



LEGAL MAP





FOR SALE

16613 Bell Road
SURREY, BC

OFFERING PROCESS

The Property is being offered on an “as is” basis and Offers will be reviewed “as and when presented”.



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