

FOR SALE

2570 KING GEORGE BOULEVARD & 2587 154 STREET / SURREY, BC



BOUTIQUE AUTOMOTIVE SALES FACILITY

12,395 SF BUILDING WITH PREMIUM FRONTAGE ON KING GEORGE



WATCH
THE
VIDEO



Ely Golvin

Personal Real Estate Corporation
Associate Vice President
604 640 5809
ely.golvin@cushwake.com

Michael Hardy

Personal Real Estate Corporation
Associate Vice President
604 608 5912
michael.hardy@cushwake.com

FOR SALE



2570 KING GEORGE BOULEVARD & 2587 154 STREET / SURREY, BC

12,395 SF BUILDING

WITH PREMIUM FRONTAGE ON KING GEORGE BOULEVARD

OPPORTUNITY

An opportunity to acquire a 12,395 sq.ft. multi-unit automotive sales building on a 32,325 sq.ft. land parcel. The property provides income in place and opportunity for owner occupancy with prime exposure. Situated along King George Blvd, one of the busiest and most significant routes in Metro Vancouver, in the heart of the established South Surrey community, and adjacent to the growing Grandview Heights Neighborhood.

LOCATION

The subject is strategically located along King George Blvd at the intersection of 26 Avenue with incredible access in and out of the property with right in ingress and egress from almost every direction.

The Peninsula Village Shopping Centre is only a short walk from this location with several additional amenities associated with the 32nd Avenue Interchange only a 5 minute drive away.

Several major traffic arteries including 152nd Street, 32nd Avenue, 24th Avenue and Highway #99 are all easily accessible from this location allowing for quick access to the rest of the Lower Mainland.

SITE SUMMARY

- Freshly renovated owner-occupied car sales facility with best-in-class amenities
- Multi-tenant building with income
- Unparalleled exposure along King George Blvd
- Situated along major regional traffic route with fast access to the border and Town Centres

SITE SIZE

32,325 sq.ft. (0.74 Acres)

BUILDING SIZE

12,395 sq.ft.

OCP

Commercial

ZONING

2570 King George Boulevard Commercial Highway Industrial (CHI)

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 City Centre developments.

Read the full City of Surrey CHI Zoning Bylaw here.

2587 154 Street Comprehensive Development (CD)

This zone is intended to accommodate and regulate the development of a neighbourhood scale commercial development.

Read the full City of Surrey CD Zoning Bylaw here.

ASKING PRICE

Contact Listing Agent for details

GROWTH CONTEXT

The South Surrey market has remained steady through the 2022 - 2023 sales cycle, with an attractive average price point and unit size driving activity. Demand in the townhouse market has exhibited strong upward pressure with the most recent MLS statistics indicating a sales-to-listings ratio of 38 percent signifying a strong sellers market. The story is similar in the wood frame condominium sector with a sales-to-listings ratio of 32 percent.

The South Surrey/White Rock submarket has been historically active amongst an older demographic resulting in the delivery of larger unit sizes as compared to more urban submarkets. Downsizees continue to be the most active purchasers in the submarket, however, with recent approval of the Semiahmoo Town Centre Plan, and Dart's Hill & Redwood NCPs, South Surrey has the capacity to support significant residential growth, bolstering land values and commercial activity for the foreseeable future.

Semiahmoo Town Centre

6000 New Homes
5,000 New Jobs

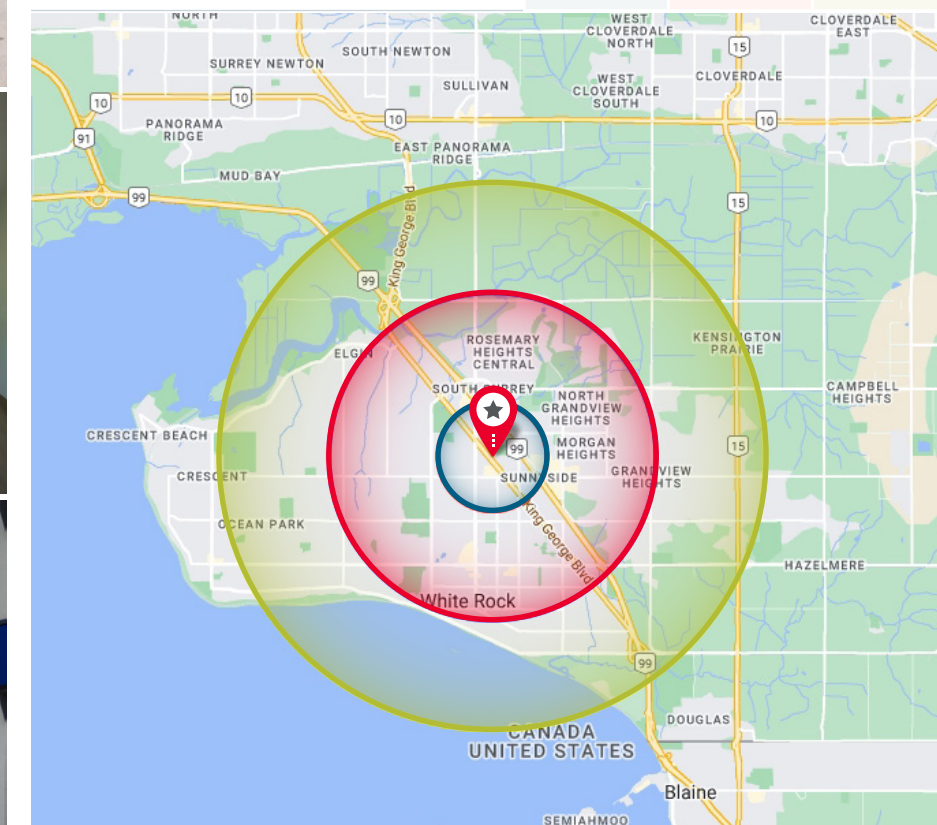
Darts Hill & Redwood Heights NCP

10,000 New Homes



DEMOGRAPHICS

	1 km	3 km	5 km
Population (2022 estimated)	8,399	69,254	95,506
Population (2027 projected)	9,659	78,480	106,417
Projected Annual Growth (2022 - 2027)	15.0%	9.7%	8.8%
Median Age	48.1	49.3	49.6
Average Household Income (2022)	\$115,897	\$128,826	\$137,554



DRIVE TIMES

	Minutes
US Border Crossing	9
YVR Airport	35
Downtown Vancouver	50

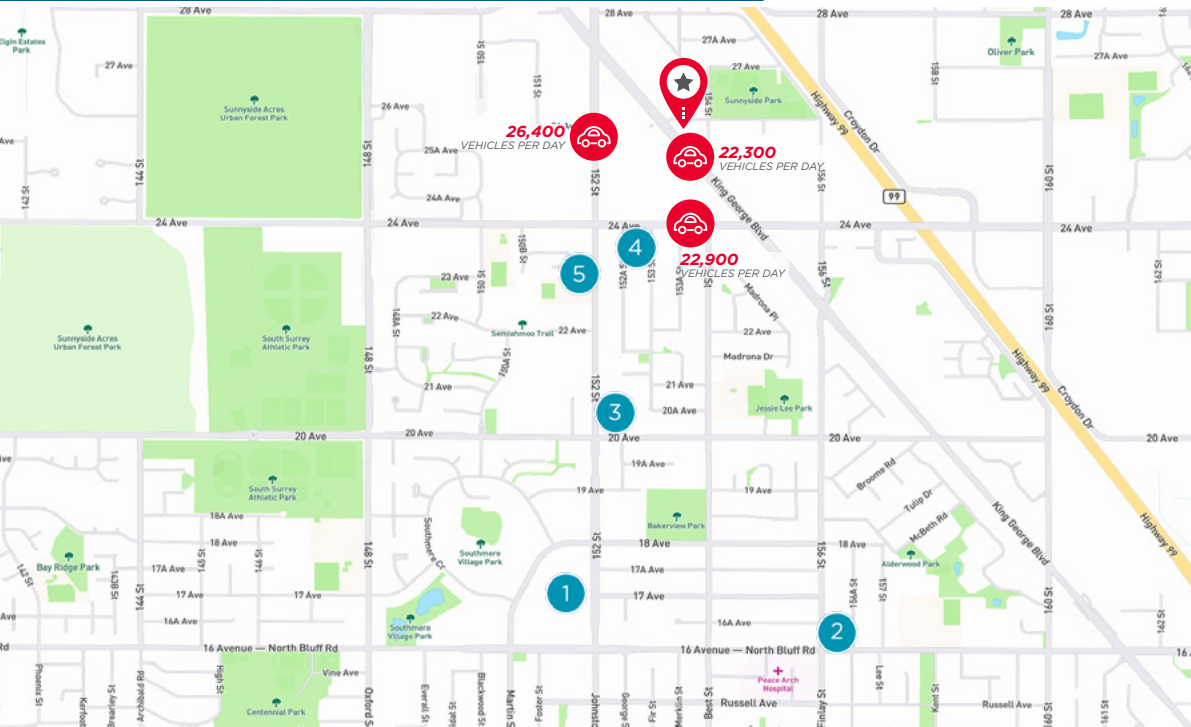
FOR SALE

2570 KING GEORGE BOULEVARD & 2587 154 STREET / SURREY, BC



NEARBY DEVELOPMENT APPLICATIONS

Click on an Application Number to view the Project Details.



- 1
19 - 0285
1711 152 Street
- 2
23 - 0009
1636 156 Street
- 3
23 - 0079
15231 20 Avenue
- 4
22 - 0241
15262 24 Avenue
- 5
21 - 0223
2301 152 Street

Ely Golvin
Personal Real Estate Corporation
Associate Vice President
604 640 5809
ely.golvin@cushwake.com

Michael Hardy
Personal Real Estate Corporation
Associate Vice President
604 608 5912
michael.hardy@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC (08/23/bg)