

# FOR SALE

+/- 18,063 SQ. FT.  
DEVELOPMENT SITE

# 7216

## KING GEORGE BLVD SURREY, BC



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## //// THE LOCATION

The Property is located on the northeast corner of King George Boulevard and 72nd Avenue in the Newton area of Surrey BC. Newton is one of the largest communities in Surrey and has recently completed a new official community plan which will support greater density within the Newton community. 7216 King George Boulevard is situated at the main intersection and is considered the heart of Newton Town Centre.

The City of Surrey is known as a forward-thinking and globally recognized leader in building vibrant and sustainable communities through technology and innovation. As one of British Columbia's fastest growing and culturally diverse cities, Surrey encompasses strong transportation links and sits in a central location within Metro Vancouver.

## ENVIRONMENTAL

The Vendor has conducted on and off-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial Oil will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). Prospective purchasers are encouraged to review these reports and the OTP including the schedules prior to submitting a Letter of Intent.

The property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Certificate of Compliance for the property prior to closing.

## SALIENT DETAILS

|                     |   |
|---------------------|---|
| CIVIC ADDRESSES     | 7216 King George Blvd, Surrey, BC   |
| SITE SIZE           | +/- 18,063 sq. ft.  |
| SITE FEATURES       | Frontage on King George Blvd of +/- 172 feet and on 72nd Ave of +/- 71 feet<br>The site is irregular in shape, fenced and level<br>All City services are available to the property line |
| PID                 | 010-126-902   |
| LEGAL DESCRIPTION   | Lot "C" except: Parcel "2" (Bylaw Plan 49339) Section 21 Township 2 New Westminster District Plan 15588   |
| ZONING              | C8 (Community Commercial Zone)<br>The intent of this zone is to accommodate and regulate the development of community shopping centers serving a community of several neighbourhoods    |
| PROPERTY TAX (2024) | \$23,086.91   |
| ASKING PRICE        | <b>Please contact listing agents</b>  |

The Vendor, Imperial Oil Limited (IOL), will consider the submission of Letters of Intent (LOI) on IOL's standard form, a copy of which shall be provided to qualified purchasers, and a copy of which is included in the Confidential Data Room. All Letters of Intent must be received by the Vendor's Exclusive Agent, Cushman & Wakefield ULC.

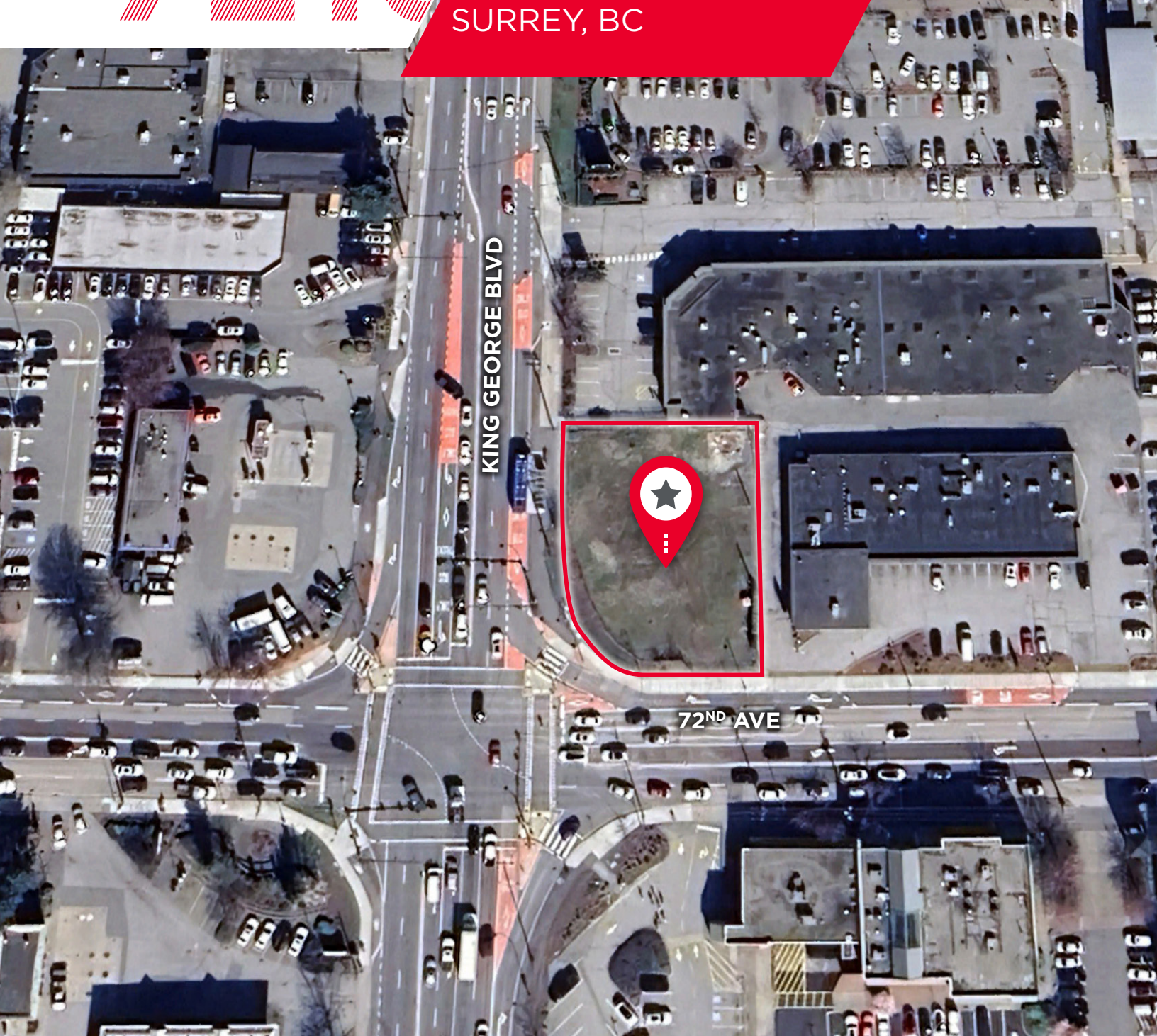




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