

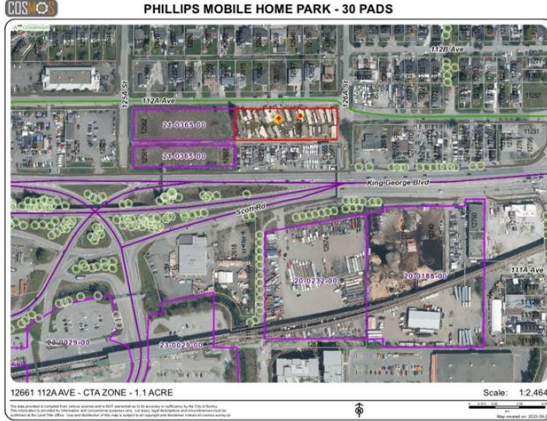


Presented by:
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Sold **R2820118** **12662 112A AVENUE** Land
 Board: F North Surrey **\$1 (LP)**
 Other Bridgeview **\$7,500,000 (SP)**



List Date: **9/27/2023** Original Price: **\$1**
 Days on Market: **55** Subdiv/Complex:
 Sold Date: **11/21/2...** P.I.D.: **011-161-779**
 Frontage (feet): **396.00** Taxes: **\$12,482.43**
 Meas. Type: **Feet** For Tax Year: **2023**
 Frontage (metres): Zoning: **CTA**
 Depth: **122** Rezoneable? **Yes**
 Price/SqFt:
 Flood Plain: **No**
 Exposure: **South**
 Permitted Use: **Other**
 Title to Land: **Freehold NonStrata**
 Tour:

Lot Area	
Acres:	1.11
Hect:	0.45
SqFt:	48,300.00
SqM:	4,487.22

Sanitary Sewer: **Septic**
 Storm Sewer: **Available**
 Water Supply: **City/Municipal**
 Electricity: **Available**
 Natural Gas: **Not Available**
 Telephone Service: **On Property**
 Cable Service: **On Property**
 Prospectus: **Other (See Remarks)**
 Develop Permit?: **Yes**
 Bldg Permit Apprv: **No**
 Building Plans: **Not Available**
 Perc Test Avail:
 Perc Test Date:

Property Access: **Road Access**
 Parking Access:
 Fencing:
 Property in ALR: **No**
 Information Pkg: **Yes**
 Sign on Property: **N**
 Sketch Attached: **Yes**
 Property Disclosure: **Yes**
 Trees Logged: **No**

Legal: **LOT E 1/2 A, BLOCK 5N, PLAN NWP5696, SECTION 5 & 8, RANGE 2W, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Central Location, Private Setting, Shopping Nearby**
 Restrictions: **Other**

Listing Broker 1: **Coldwell Banker Universe Realty**
 Listing Broker 2:
 Listing Broker 3:

Introducing Transit Oriented 30 Pad Phillips Modular Home Park; located 12662 112A walking distance, 200M to Scott Road Skytrain Station. 1.1 acre next to King George Blvd; close to new \$1.4B Pattullo Bridge Replacement, SFP road and Chevron. Steps from Current Surrey-Vancouver/Future Surrey-Langley Expo line. Infill site. \$200,000+ net revenue. Future redevelopment; OCP Commercial, potential Mixed Use; Hotel Uses under current CTA tourist accommodation zone. Across street from McDonald's/Metro Mixed Use Village. Equivalent to 6 residential property assembly. Mins to Surrey City Centre. Contact Listing Agent for access to documents.