

FOR SALE

12905 & 12993 KING GEORGE BOULEVARD SURREY, BC

PRICE REDUCTION



**APPROXIMATELY 2.15 ACRES
OF INDUSTRIAL LAND**

 **CUSHMAN &
WAKEFIELD**

LOCATION

The subject property is located in the Bridgeview area of Surrey. There is excellent access to King George Boulevard, the Patullo Bridge and South Fraser Perimeter Road. It is located immediately north of King George Boulevard and east of Bridgeview Drive, just south of 112B Avenue.

LEGAL DESCRIPTION

12905 King George Boulevard
Lot "C" Except: Firstly: Part on statutory Right of Way Plan 5719
Secondly: Part subdivided by Plan 10392
Thirdly: Parcel "One" (Explanatory Plan 12241);
Section 9 Block 5 North Range 2 West New Westminster District Plan 4036
(PID: 011-031-107)

12993 King George Boulevard
Parcel 1 (Explanatory Plan 12241) Lot C Except: Part on Statutory Right of Way Plan 84079, Section 9 Block 5 North Range 2 West New Westminster District Plan 4036
(PID: 003-235-459)

ZONING

IL (Light Impact) industrial zoning allows for a wide variety of industrial uses

LOT SIZE

12905 King George Boulevard: 1.55 acres (67,664 SF)
12993 King George Boulevard: 0.59 acres (25,890 SF)

BUILDINGS

Approximately 17,000 SF of miscellaneous building structures

PROPERTY TAXES (2025)

12905 King George Boulevard: \$103,717.88
12993 King George Boulevard: \$23,465.51

SALE PRICE

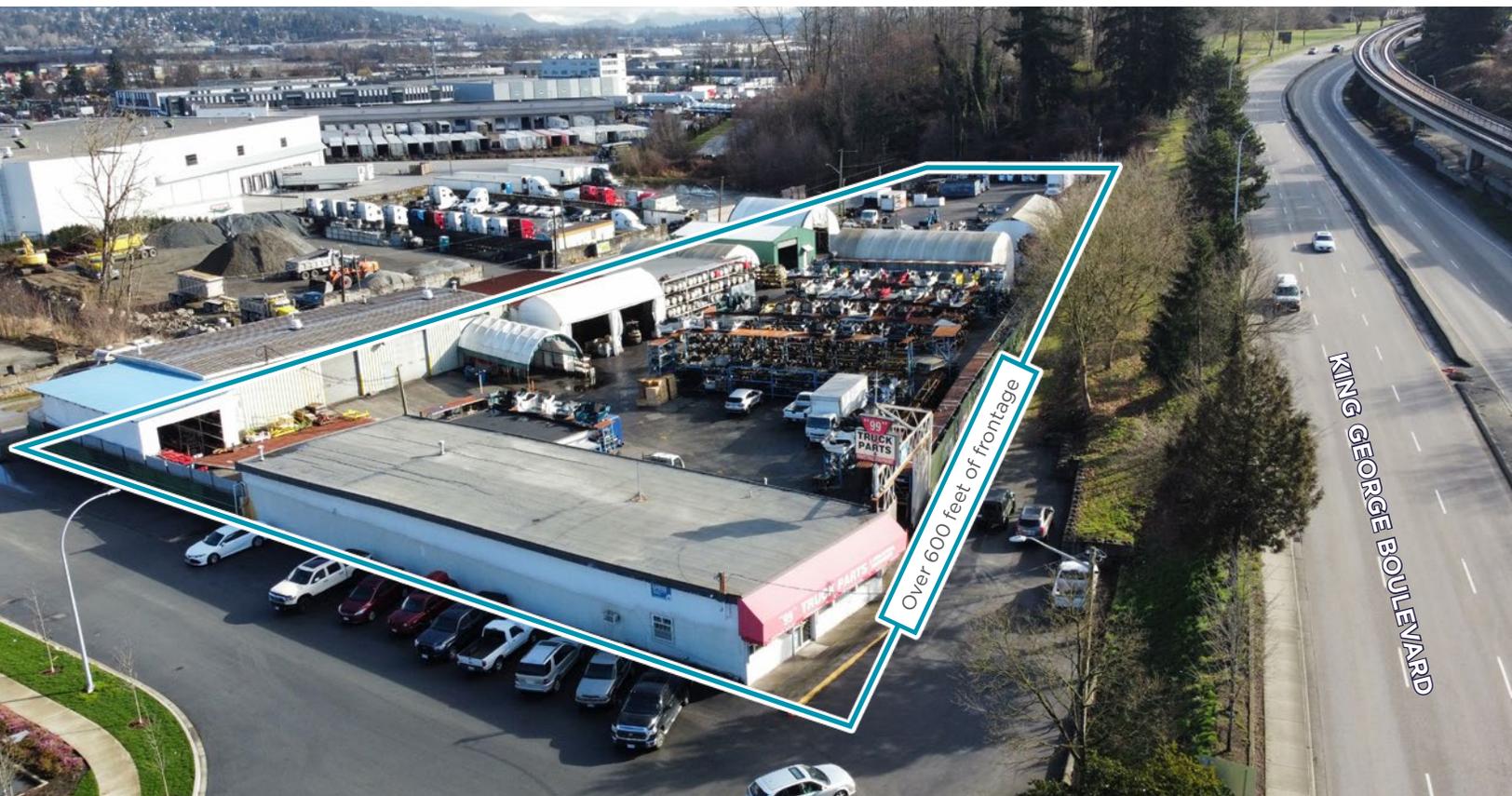
REDUCED: \$14,400,000

AVAILABILITY

February 2027 lease expiry with 6 month demo clause in place

REPORTS

Stage 1 & 2 environmental reports available



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