

FOR SALE

# 12905 & 12993 KING GEORGE BOULEVARD SURREY, BC

**\$13,400,000**



**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 new Riverview 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

**Price further reduced to \$13,400,000**

## AVAILABILITY

February 2027 lease expiry with 6 month demo clause in place

## REPORTS

Stage 1 & 2 environmental reports available



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