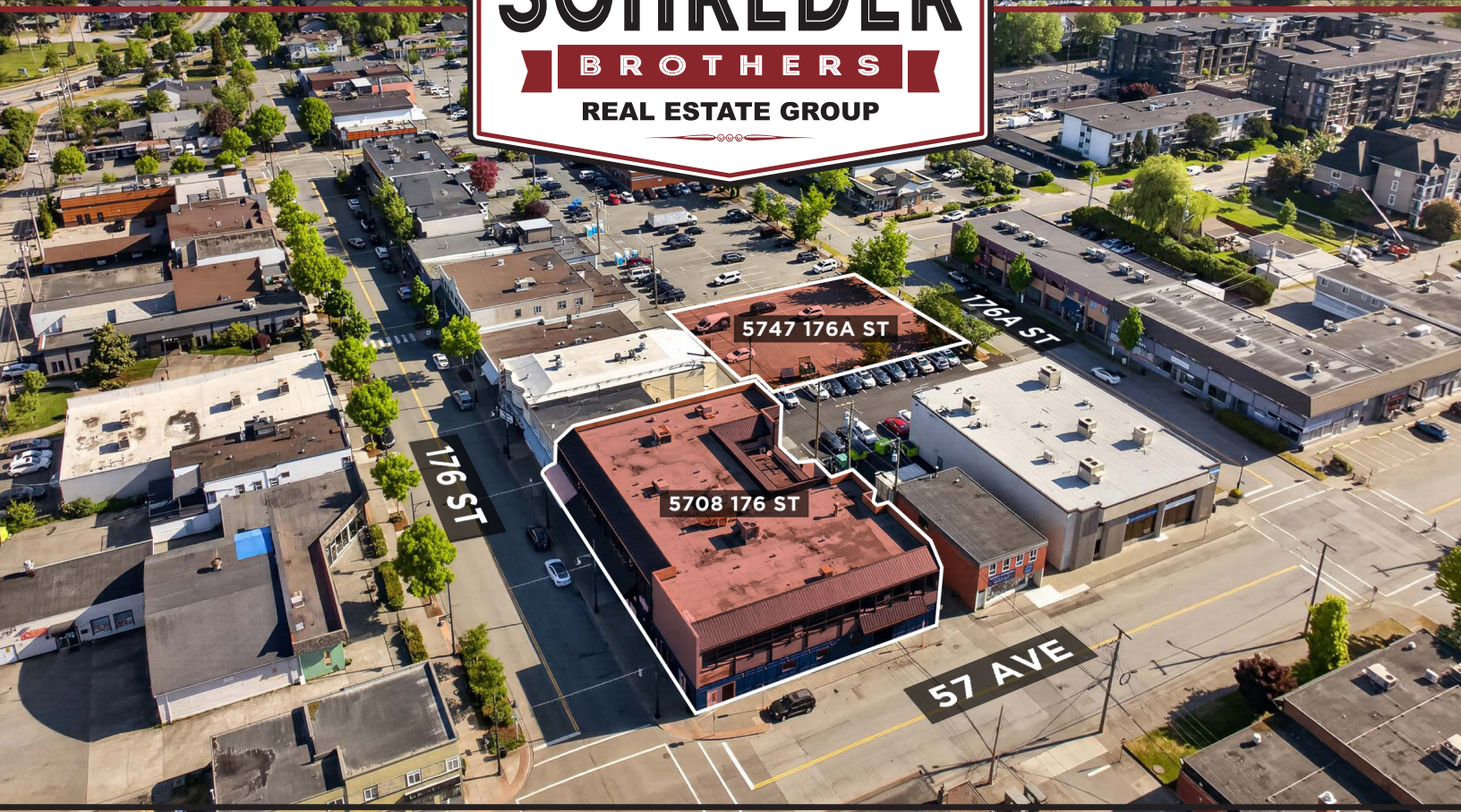


SCHREDER

BROTHERS
REAL ESTATE GROUP



FOR SALE

5708 176 Street & 5747 176A Street
Surrey, BC

Central Cloverdale Property Assembly

- » Steps from New Cloverdale Hospital
- » C-15 (Town Centre Commercial) Zoning
- » Town Centre OCP Designation
- » Properties Must be Sold Together

JAMIE SCHREDER

Personal Real Estate Corporation

UPDESH GREWAL

Personal Real Estate Corporation



PROPERTY INFO

5708 176 STREET
BUILDING AREA: 20,726 ft²
LOT SIZE: 12,177 ft²
PRICE: \$11,750,000 (\$567 per ft²)

5747 176A STREET
LOT SIZE: 12,401 ft²
PRICE: \$2,245,000 (\$181 per ft²)

TOTAL PRICE \$13,995,000
**Properties must be sold together*

ZONING

C-15 (Town Centre Commercial)
Intended to accommodate retail and office uses, general service uses, restaurants/pubs, liquor stores, tourist accommodation, recreational facilities, assembly halls, and childcare facilities.

OCP DESIGNATION

Town Centre
Supports the development of public facilities, institutional and civic uses, tourist accommodations, commercial uses, mixed-use, or multi-family developments.

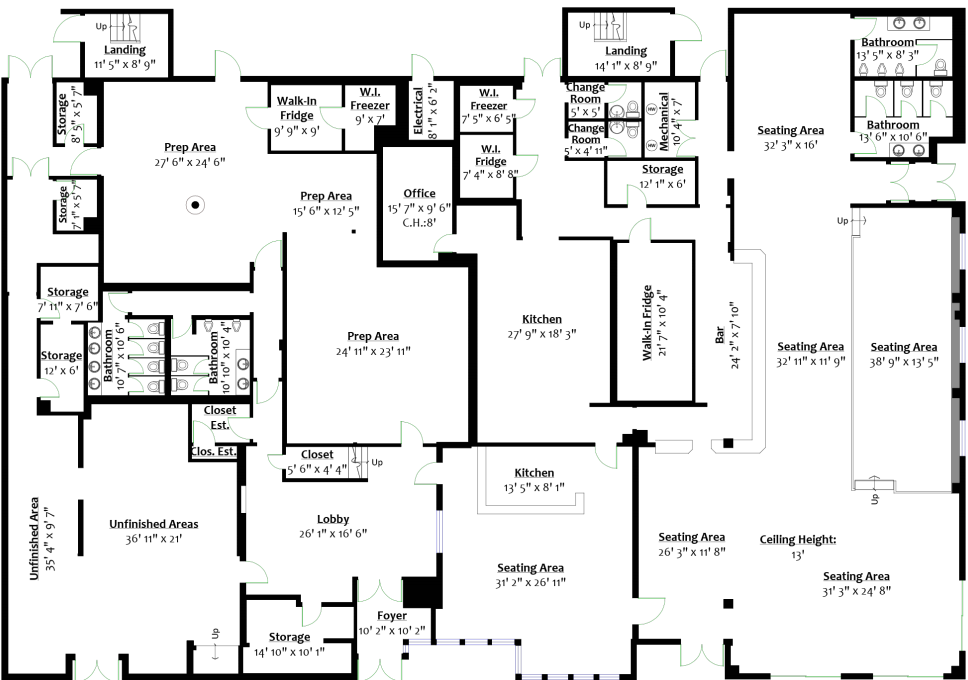
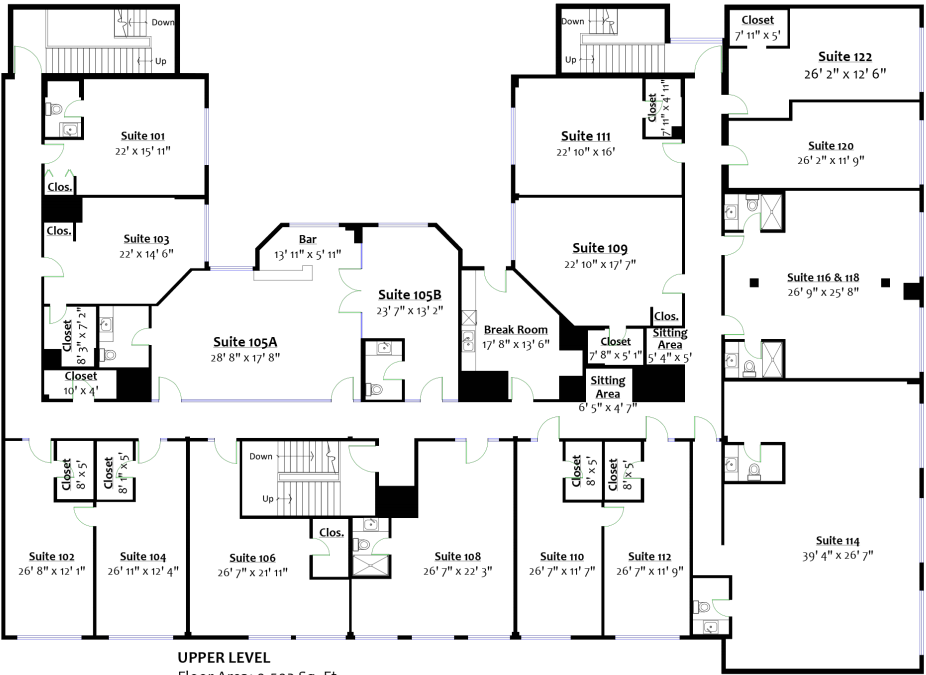


5708 176 Street & 5747 176A Street (Surrey, BC)

These two prime parcels that must be sold together present a unique C15 (Town Centre Commercial) zoned assembly. The primary property at 5708 176 Street features a 20,726 square foot building situated on a 12,177 square foot lot, currently improved with a restaurant on the ground floor and offices above. Supporting this is 5747 176A Street, an additional 12,401 square foot lot currently improved as a paved parking lot with 32 parking stalls.

Less than one kilometer from the new hospital in Cloverdale, this strategic location is poised for significant growth and reliable traffic. The Town Centre community plan designation allows for a variety of redevelopment opportunities including public facilities, institutional uses, commercial, and mixed use buildings. The properties can be sold with the current restaurant lease in place. All inquiries and showing requests should be directed to the listing brokers. Please do not disturb any on-site staff with inquiries.

- » Steps from New Cloverdale Hospital
- » Town Centre OCP Designation
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FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the buyer if deemed important to them.



DRIVE TIMES

LANGLEY	13 MINS
WHITE ROCK	19 MINS
SURREY	28 MINS
MAPLE RIDGE	28 MINS
DELTA	29 MINS
BURNABY	29 MINS
ABBOTSFORD	39 MINS

JAMIE SCHREDER
Personal Real Estate Corporation

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Unlicensed Assistant



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