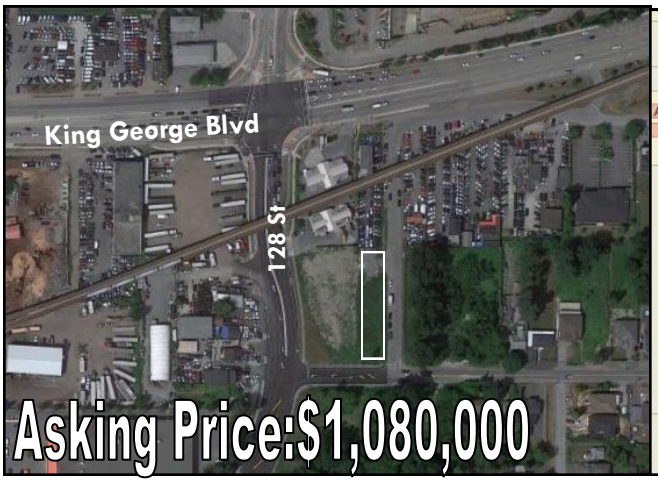
Commercial / Warehouse Site in North Surrey

For Sale

12835 111 Ave Surrey





Must See! The subject lot is situated in well developed commercial district of Whalley of Surrey. Lot size is approx. 12,350 SF with approx. 247 Ft frontage along 128A St. Large pedestrian and traffic exposure. Many amenities close by including the Home Depot, sky train, property adjacent to Gas Stations, A&W and so on. Corner lot is flat and roughly in a rectangular shape. It is under RF zone and under Surrey South Westminster NCP. Stage 1 Environmental Report is in place. Potential for 2 storeys Approx 7,340 sf building, 15 parking stalls. An excellent property to build your own building. **Call now for more information!**

Property Information

Address:	12835 111 Ave, Surrey
Legal:	PL NWP6176 LT 15 BLK 30 LD 36 SEC 16 RNG 2W. BLOCK 5N.
P.I.D.:	002-386-933
Zoning:	RF (Single Family Residential Zone)
Lot Size:	12,350 SF (247 ft x 50 ft)

Government Assessment (2020)

Land	$1,037,000
Improvement	$0
Total	$1,037,000
Tax 2019:	$2864.97



2015 Commercial Top 1 Winner

Raymond Leung PREC* 梁國權

604-644-6482

Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM

- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大奖
- Over 29 Years Real Estate Experience 超過29年房地產經驗
- LS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9 名
- Re/Max Canada Top 5 全加拿大首5 名
- Re/Max Hall of Fame Award 終身大獎

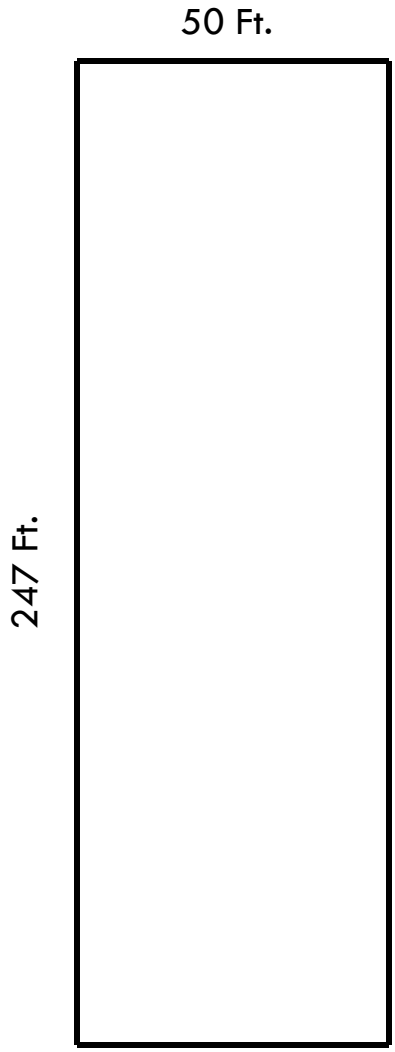
RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT

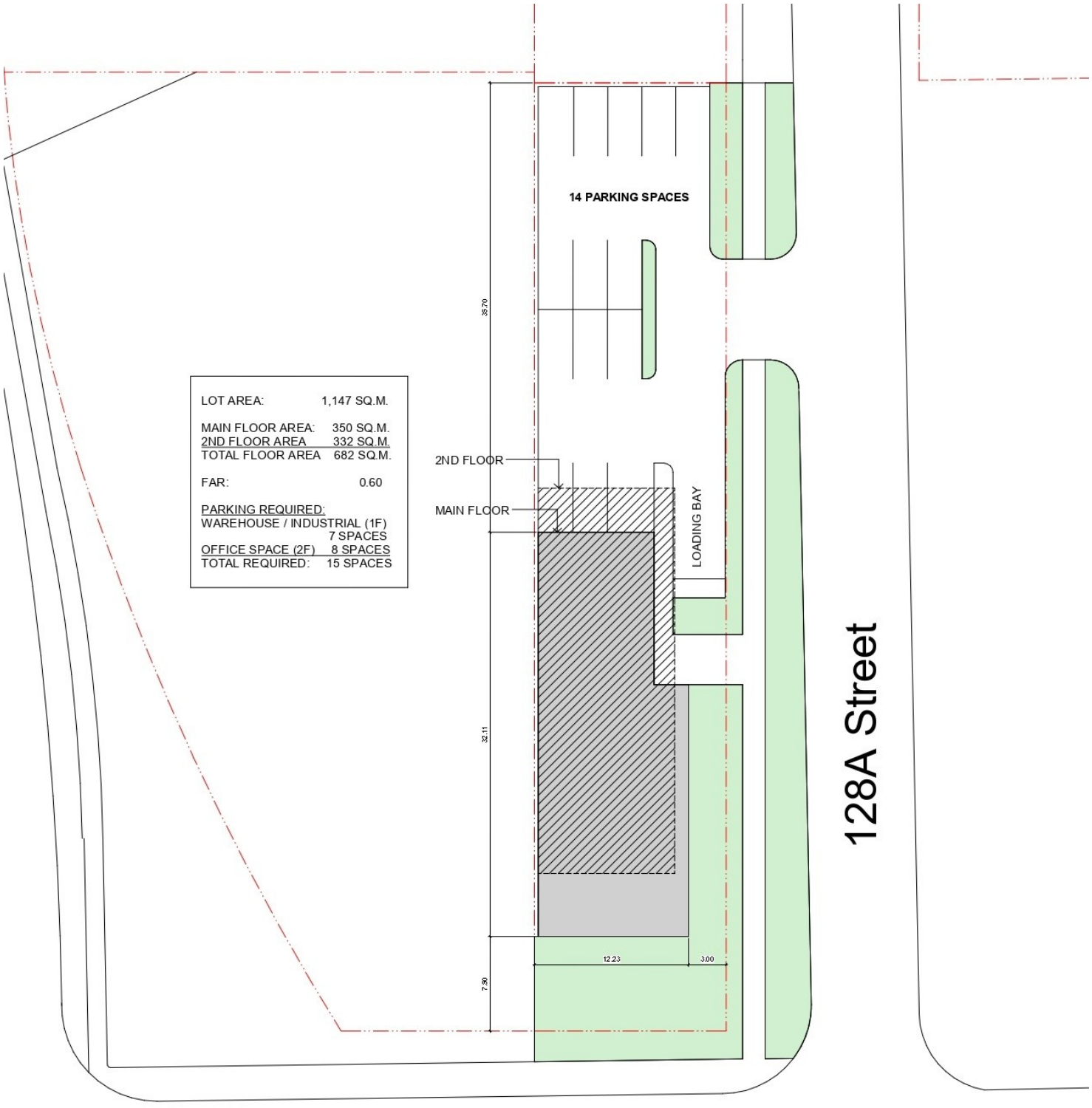
Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5

Tel: 604-644-6482 Fax: 604-439-2299 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

Property Measurement Approx.



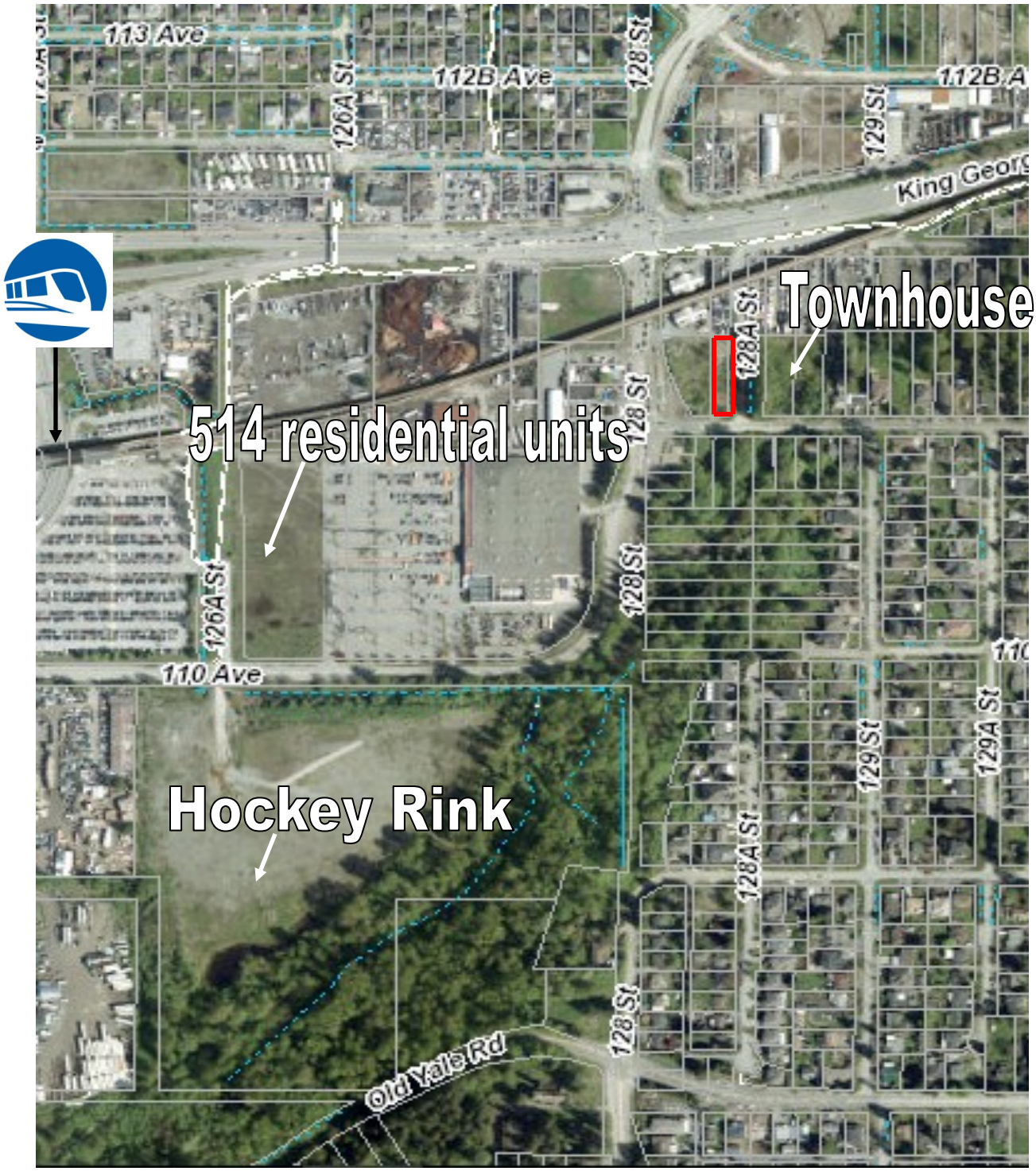


12835 - 111 AVE.
SITE PLAN

Aerial View (Amenities Nearby)



Aerial View (Developments Nearby)



Site Map



Legend

- Road Names1000_4000
- Buildings (labels)
- Dog-Off-Leash Area (labels)
- Park (labels)
- Plaza/Square (labels)
- Address Search
- Park Specimen Trees500_2000
- Trails and Paths

Water Courses

- River
- Creek
- Ditch

Building

- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP
- Justice
- Municipal

Enter Map Description

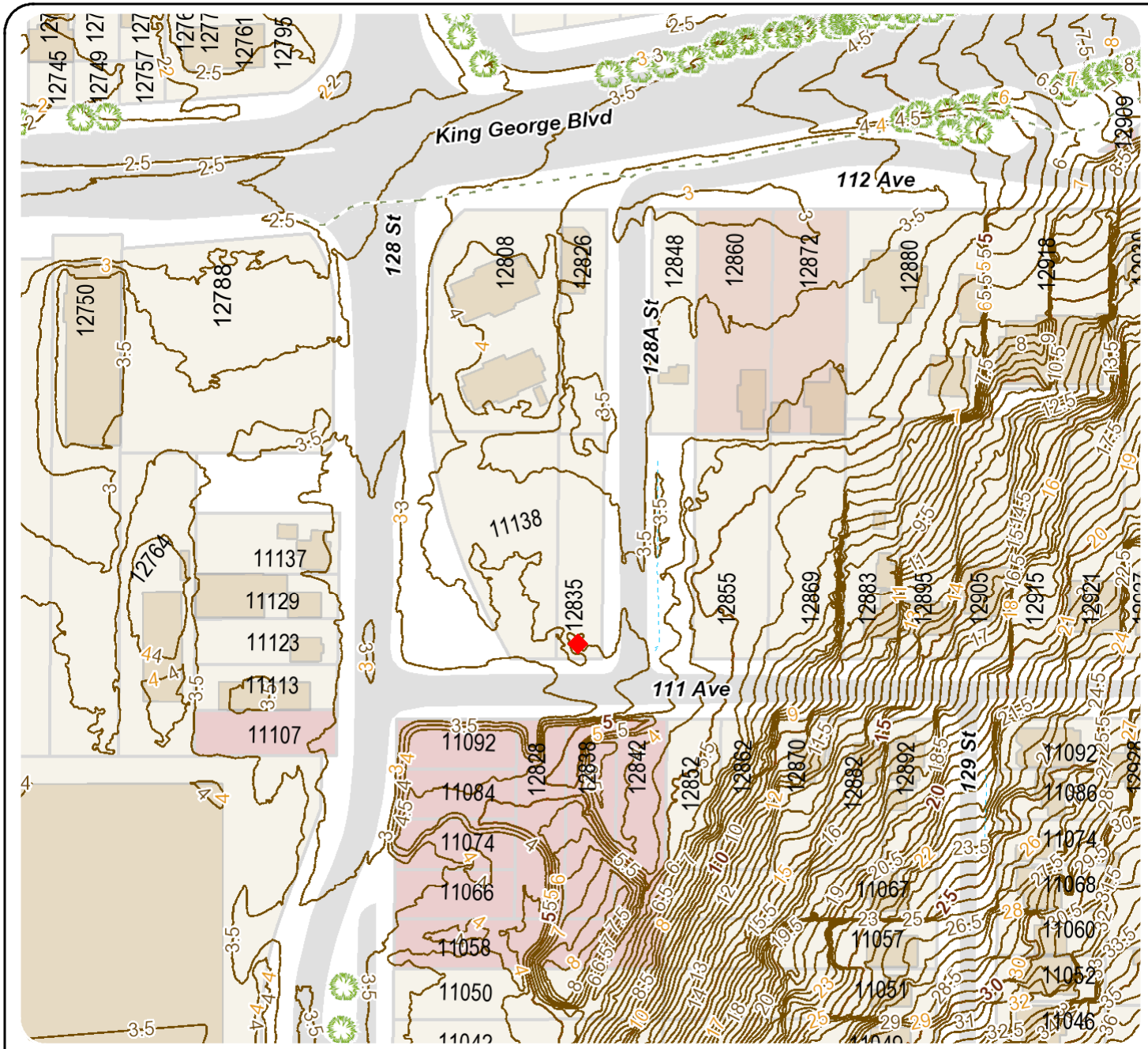
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0 0.0125 0.025 0.05 0.075
km

Map created on: 2018-01-12

Contour



Legend

- Road Names1000_4000
- Buildings (labels)
- Dog-Off-Leash Area (labels)
- Park (labels)
- Plaza/Square (labels)
- Address Search
- Park Specimen Trees500_2000
- Trails and Paths

Water Courses

- River
- Creek
- Ditch
- Contours - Intermediate (0.5m)
- Contours - Intermediate (1m)
- Contours - 5 metre

Building

- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire

Enter Map Description

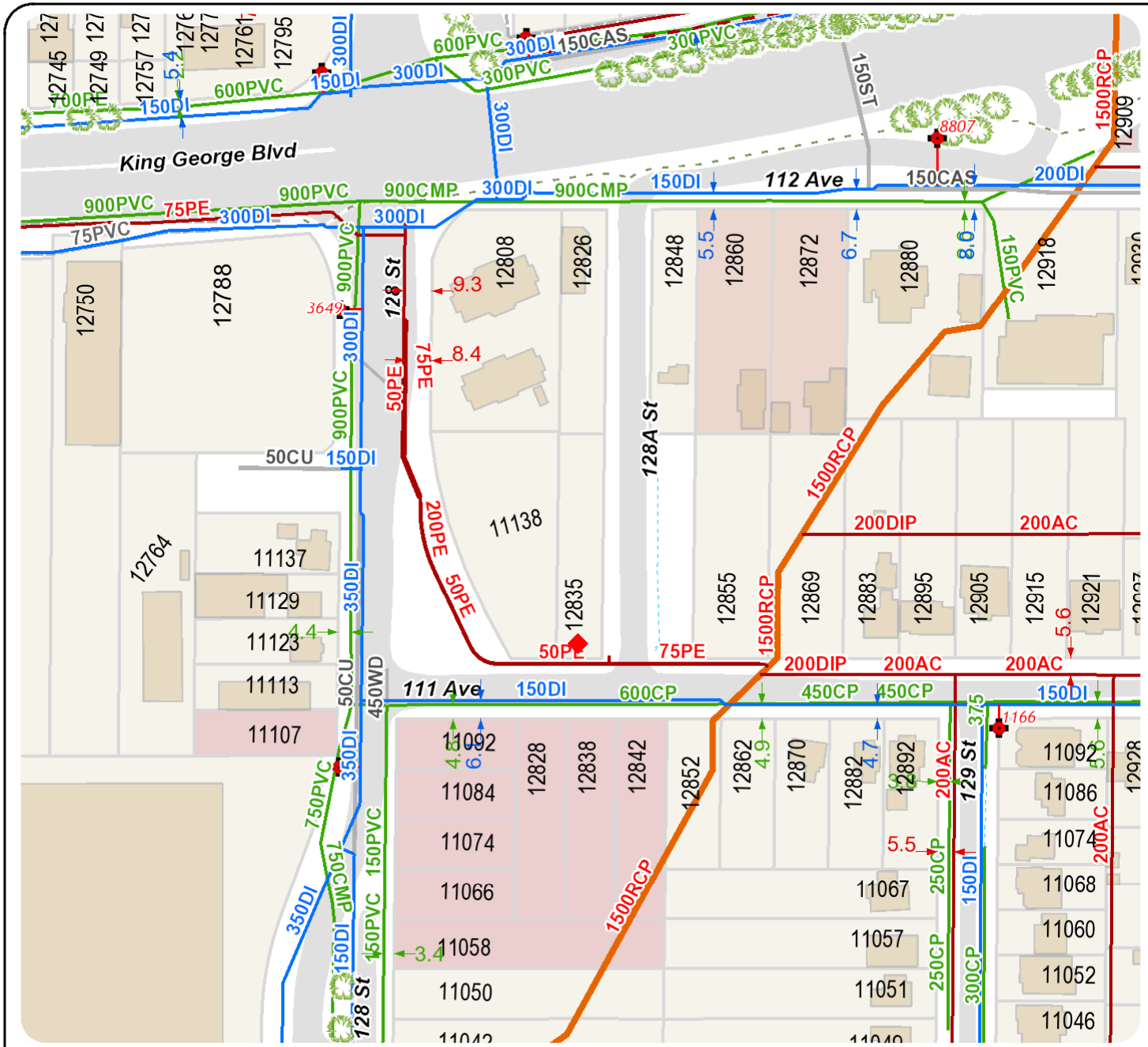
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0 0.0125 0.025 0.05 0.075
km

Map created on: 2018-01-12

COSMOS Utility



Legend

- Road Names1000_4000
- Buildings (labels)
- Dog-Off-Leash Area (labels)
- Park (labels)
- Plaza/Square (labels)
- Address Search
- Water Hydrants (labels)

Water Hydrants

- Fire Hydrant
- Standpipe
- In Storage
- Park Specimen Trees500_2000

Water Hydrant Connections

- Water Hydrant Connection
- Methane Lines
- Water Mains (labels)

Water Mains

- Proposed
- In Service/For Construction
- Abandoned
- Metro Vancouver Owned
- History
- Sanitary Mains (labels)

Enter Map Description

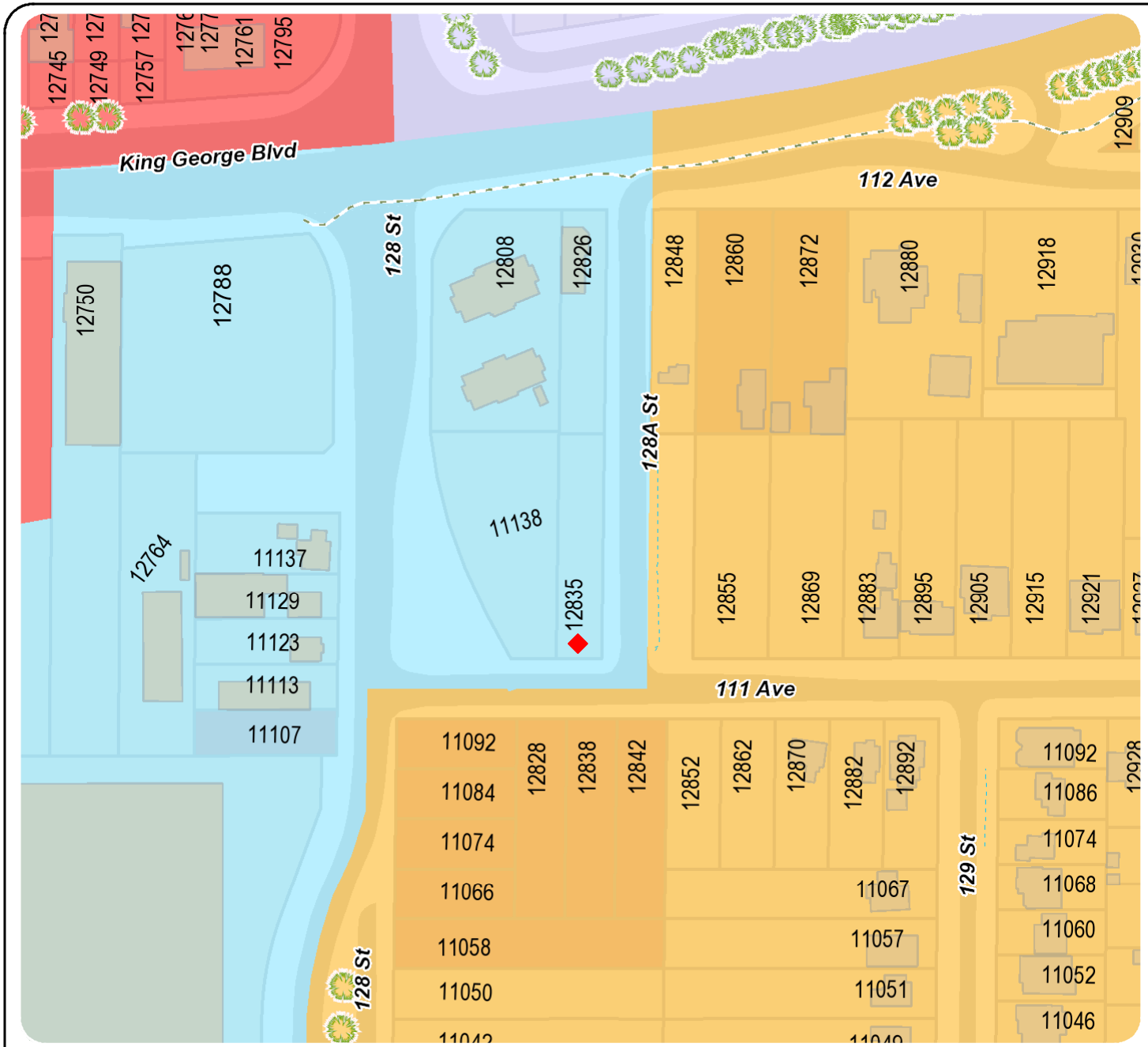
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0 0.0125 0.025 0.05 0.075 km

Map created on: 2018-01-12

COSMOS OCP



Legend

- Road Names1000_4000
- Buildings (labels)
- Dog-Off-Leash Area (labels)
- Park (labels)
- Plaza/Square (labels)
- Address Search
- Park Specimen Trees500_2000
- Trails and Paths

Water Courses

- River
- Creek
- Ditch

Building

- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP
- Justice
- Municipal

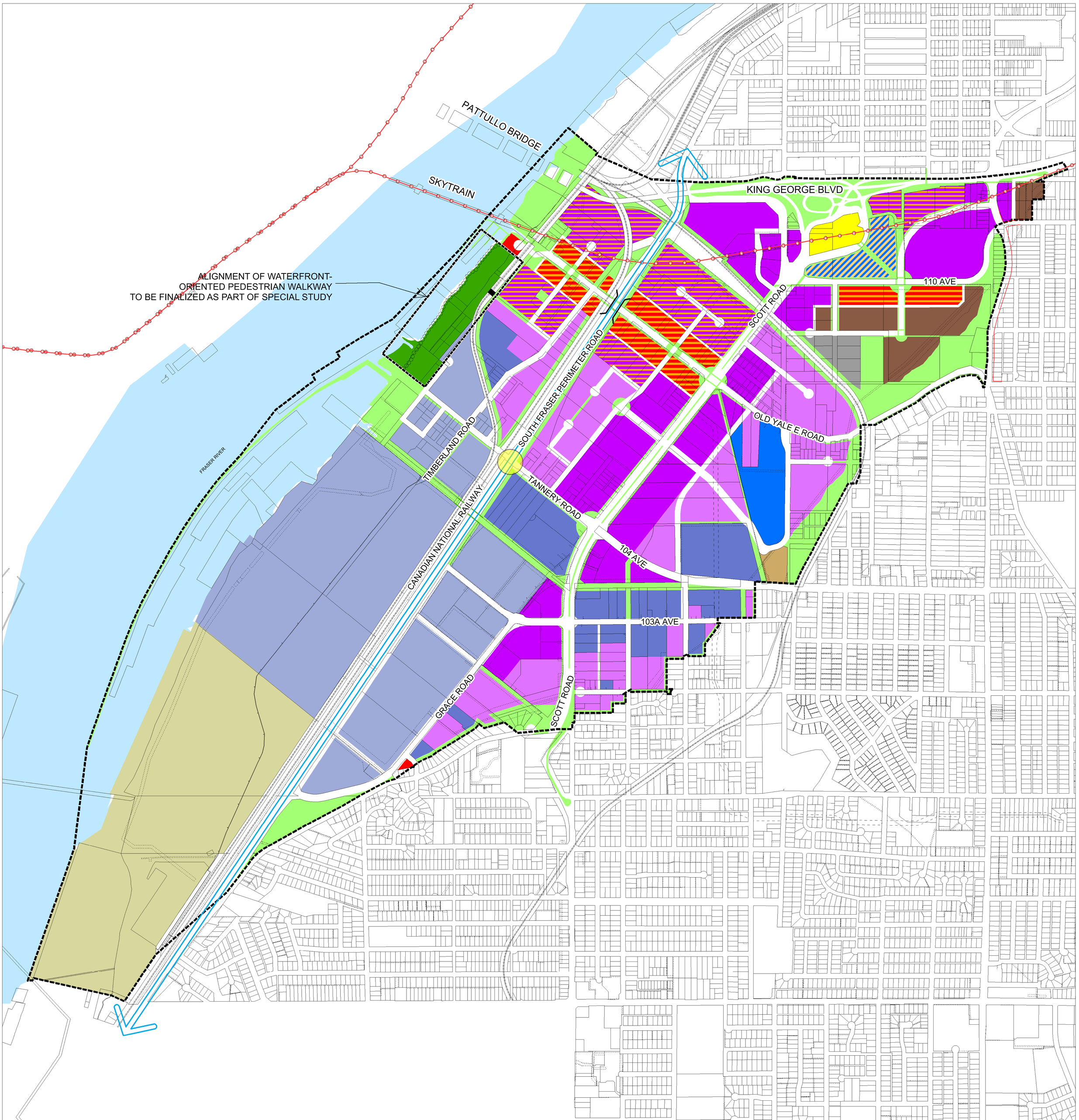
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0 0.0125 0.025 0.05 0.075
km

Map created on: 2018-01-12



SOUTH WESTMINSTER PLAN

CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY COUNCIL RESOLUTION R03 - 3189, DECEMBER 8/2003

0 0.125 0.25 0.5 0.75 1 Miles

N

Legend

- SkyTrain
- Overpass
- Waterfront Oriented\Padestrian Walkway
- Special Study Area
- Interchange
- South Fraser Perimeter Road
- Business Park
- Business Residential Park
- Commercial
- Highway Commercial
- Light Impact Industrial
- Light Industrial Business Park
- Low Density Townhouses
- Multiple Residential
- Port Related Industrial
- Retail Residential
- Schools
- Institutional
- Skytrain
- Transit Oriented Urban Village
- Public Open Space and Park
- Waterfront Strip
- Overpass

Single Family Residential Zone

Part 16 RF

A. Intent

Amendments: 12824, 06/24/96

This Zone is intended for *single family dwellings*.

B. Permitted Uses

Amendments: 17290, 12/13/10

Land and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling* which may contain 1 *secondary suite*.

2. *Accessory uses* including the following:

   (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and

   (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 12101, 07/11/94; 12681, 12/04/95; 12824, 06/24/96; 13093, 05/12/97; 14519, 10/15/01; 15587, 12/13/04; 16957, 06/29/09; 17471, 10/03/11; 17989, 29/07/13; 18050; 09/23/13; 18414, 03/23/15

1. For the purpose of subdivision in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum *unit density* is 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to14.8 *dwelling*

units per hectare [6 u.p.a.] and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law.

2. (a) For *building* construction within a *lot*:

i. The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport.

ii. Notwithstanding Sub-section D.2.(a)i., the maximum allowable floor area is as follows:

(a) 465 square metres [5,000 sq.ft.], except in the area shown in Schedule D.1.(a); and

(b) For *building* construction on a lot within the area shown in Schedule D.1.(a), the maximum allowable floor area is 84 square metres [900 sq.ft.] and a *basement* is not permitted on such *lot*.

iii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and

iv. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:

(a) Covered area used for parking unless the covered parking is located within the *basement*;

(b) The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];

(c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum

allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

(d) Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*.

E. Lot Coverage

Amendments: 17989, 29/07/13; 18771, 07/25/16

1. For *lots* with a size of a 560 square metres [6,000 sq.ft.] or less, the maximum *lot coverage* is 40%.

2. For *lots* with a size greater than 560 square metres [6,000 sq. ft.], the maximum *lot coverage* is reduced at a rate of 2% for each 93 square metres [1,000 sq. ft.] of additional *lot* area until a *lot coverage* of 25% is reached, which is the maximum *lot coverage* for *lots* greater than 1,262 square metres [13,500 sq. ft.] in area.

F. Yards and Setbacks

Amendments: 12101, 07/11/94; 13093, 05/12/97; 17471, 10/03/11; 17704, 07/23/12; 17989, 07/29/13; 18414, 03/23/15; 18771, 07/25/16

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use / ***Setback***	*Front Yard*[1,2,3]	*Rear Yard*[4]	*Side Yard*	*Side Yard* on *Flanking Street*
Principal Building	7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m.[5] [6 ft.]	3.6 m. [12 ft.]
Accessory Buildings and *Structures* Greater Than 10 square metres [108 sq.ft.] in Size	18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]

Other *Accessory Buildings* and *Structures*	18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

1 Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 metres [18 ft.] for a maximum of 50% of the width of the *principal building*. If a minimum of 50% of the width of the *principal building* is set back 9 metres [30 ft.], the setback to an attached garage may be relaxed to 6.7 metres [22 ft.].

2 With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 0.9 metre [3 ft.] from the front of the said garage.

3 The required *front yard setback* is increased to 11.0 metres [36 ft.] to the front face of an attached garage on *lots* that front onto a cul-de-sac bulb and which have a frontage of less than 8.0 metres [26 ft.], as determined by measuring a straight line drawn between the two front corners of the *lot*.

4 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.

5 The *side yard setback* may be reduced to 1.2 metres [4 ft.] along one *side lot line* adjoining a *lot* zoned Single Family Residential (RF) provided that the *side yard setback* on the opposite side of the *lot* is increased to 2.4 metres [8 ft.].

G. Height of Buildings

Amendments: 12239, 04/18/94; 12101, 07/11/94; 18414, 03/23/15

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. <u>*Principal building*</u>:

   (a) The *building height* shall not exceed 9 metres [30 ft.].

(b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. *Accessory buildings* and *structures*: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13093, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 18719, 05/30/16; 18771, 07/25/16

1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to a residential use shall be limited as follows:

   (a) A maximum of 3 cars or trucks, which may be increased to a maximum of 4 cars or trucks on *lots* where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*;

   (b) *House trailer, camper* or boat, provided that the combined total shall not exceed 1; and

   (c) The total amount permitted under (a) and (b) shall not exceed 3, which may be increased to 4 where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*.

3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:

   (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway. Driveways* may be constructed off either the *frontage* or *flanking street;*

   (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad; and

   (c) The total area surfaced or paved for a *driveway* shall be as follows:

i. Every *lot* may have one *driveway* with a uniform width of 8.0 metres [26 ft.] extending from the *lot line* to the garage, car port, or parking pad on the *lot*;

ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 50% of the total area of the *front yard* or required *side yard* within which the *driveway* is located; and

iii. Notwithstanding 3.(c) (ii) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces,* provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard set back* and is uniformly tapered over the required *front yard* to a width of 6 m [20 ft.] at the *front lot line.*

iv. Where the *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section shall be read as *side yard*; and

4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling unit*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:

(a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;

(b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*; and

(c) Adequate screening, as described in Section I.2 of this Zone is provided.

I. Landscaping

Amendments: 12333, 07/25/94; 17989, 07/29/13; 18771, 07/25/16

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. A minimum of 30% of the *lot* must be covered by porous surfaces.

3. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:

   (a) on a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;

   (b) where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and

   (c) in the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

Amendments: 17290, 12/13/10; 17989, 07/29/13; 18050, 09/23/13

1. For *lots* within designated floodplain in the Bridgeview area as referred to in Part 8 Floodproofing, of this By-law, the uses listed in Section B of this Zone shall be permitted only if the *lot* has a *frontage* of not less than 15 metres [50 ft.] and an area of not less than 464 square metres [5,000 sq.ft.].

2. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.], including the stairs.

3. A *secondary suite* shall:

   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

(b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Amendments: 12824, 06/24/96

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of this By-law.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in sub-section K.3 of this Zone.

3. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

	***Lot* Size**	***Lot* Width**	***Lot* Depth**
Subdivision	560 sq. m. [6,000 sq.ft.]	15 metres [50 ft.]	28 metres [90 ft.]
Lot Consolidation in Bridgeview's Designated Floodplain Areas	464 sq. m. [5,000 sq.ft.]	15 metres [50 ft.]	no minimum

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.

3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

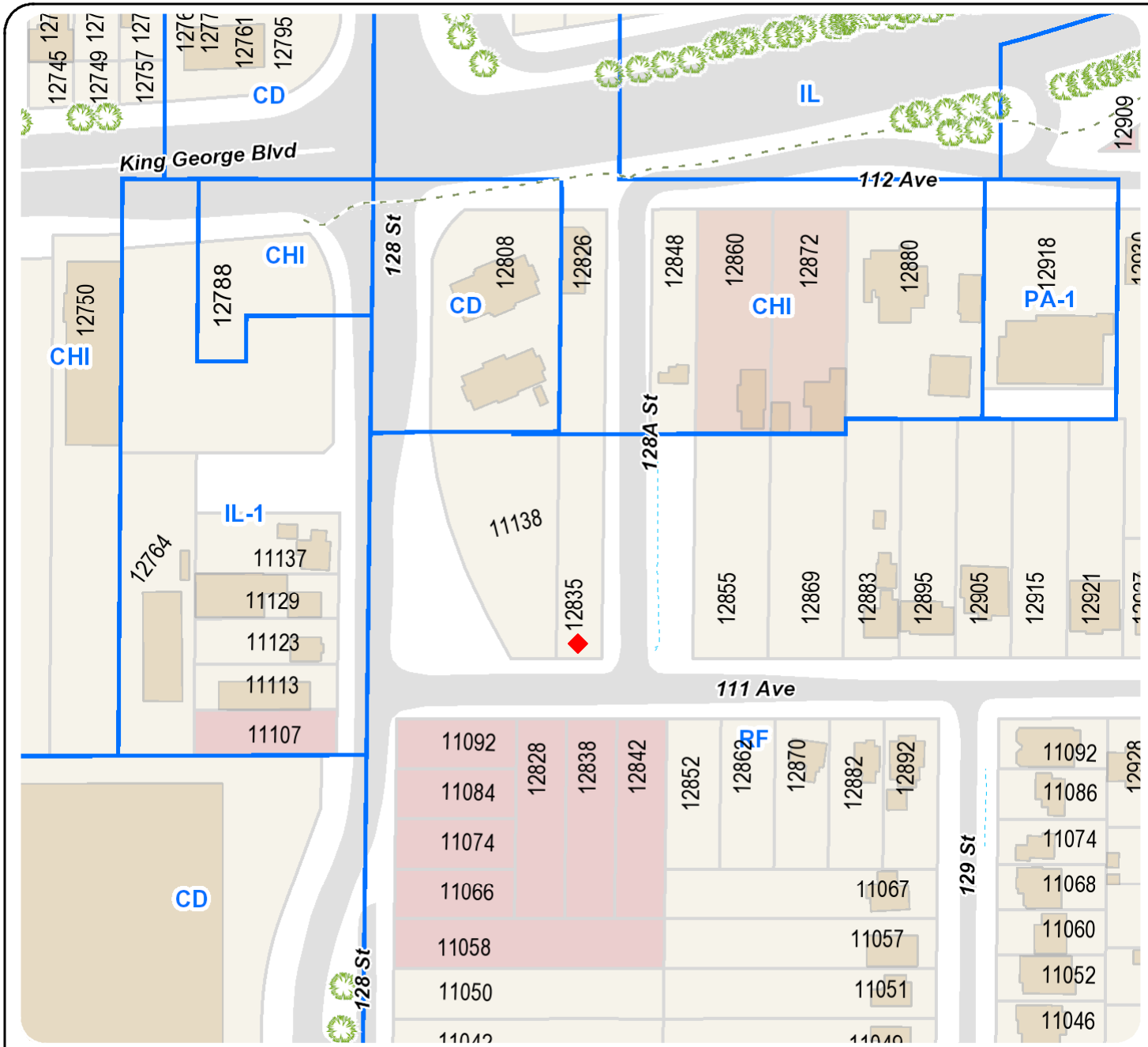
5. *Building* permits shall be subject to the "Surrey Building By-law".

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

8. Floodproofing shall be as set out in Part 8 Floodproofing, of this By-law.

COSMOS Zoning



Legend

- Road Names1000_4000
- Buildings (labels)
- Dog-Off-Leash Area (labels)
- Park (labels)
- Plaza/Square (labels)
- Address Search
- Park Specimen Trees500_2000
- Trails and Paths

Water Courses

- River
- Creek
- Ditch
- Zoning Boundaries
- Zoning Boundaries (labels)

Building

- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP

Enter Map Description

Scale: 1:2,000

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0 0.0125 0.025 0.05 0.075
km

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