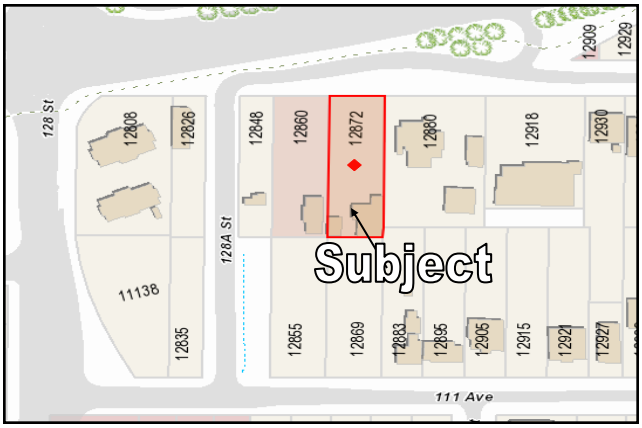
Car Lot Property in South Westminster of Surrey

For Sale

12872 112 Ave, Surrey





Must See! Car lot property situated in well developed commercial district of South Westminster of Surrey and near the Patullo Bridge. Lot size is approx. 20,377 SF and comes with one office style building, one character house and a detail shop. 2 meters on the property and using septic system. Property located in a very prime area of Surrey, has large pedestrian and traffic exposure. Many amenities close by including the Home Depot, Gas Stations, A&W and so on. Currently, the tenant 's gross rent is $15,500/month, 3 months notice for termination. **Call now!**

Property Information

Address:	12872 112 Ave, Surrey
Legal:	PL NWP493 LT 29 BLK 5N LD 36 SEC 16 RNG 2W. PARCEL B, EXP PL 10319.
P.I.D.:	011-630-990
Zoning:	CHI (Highway Commercial Industrial)
Lot Size:	20,377 SF (82 ft x 247 ft)

Government Assessment (2023)

Land	$2,102,000
Improvement	$2,400
Total	$2,104,400
Tax:	$17,988.68



Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM

Re/Max Commercial Top 1 Winner

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

- 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 30 Years Real Estate Experience 超過30年房地產經驗
- MLS 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

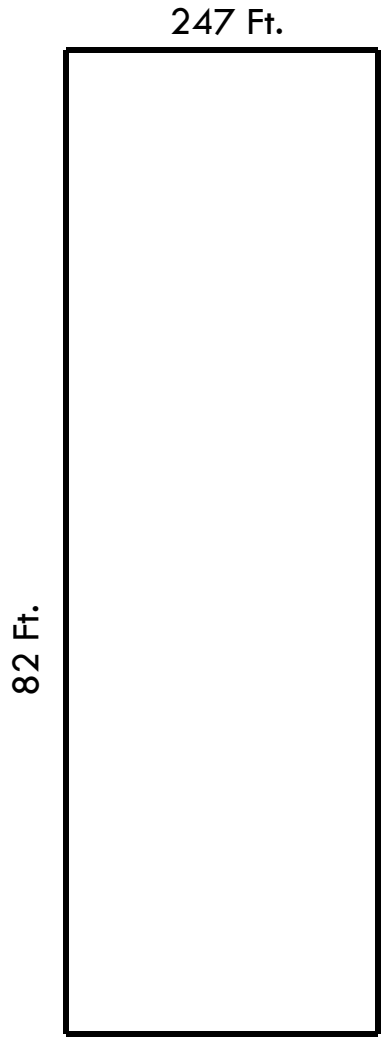
Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

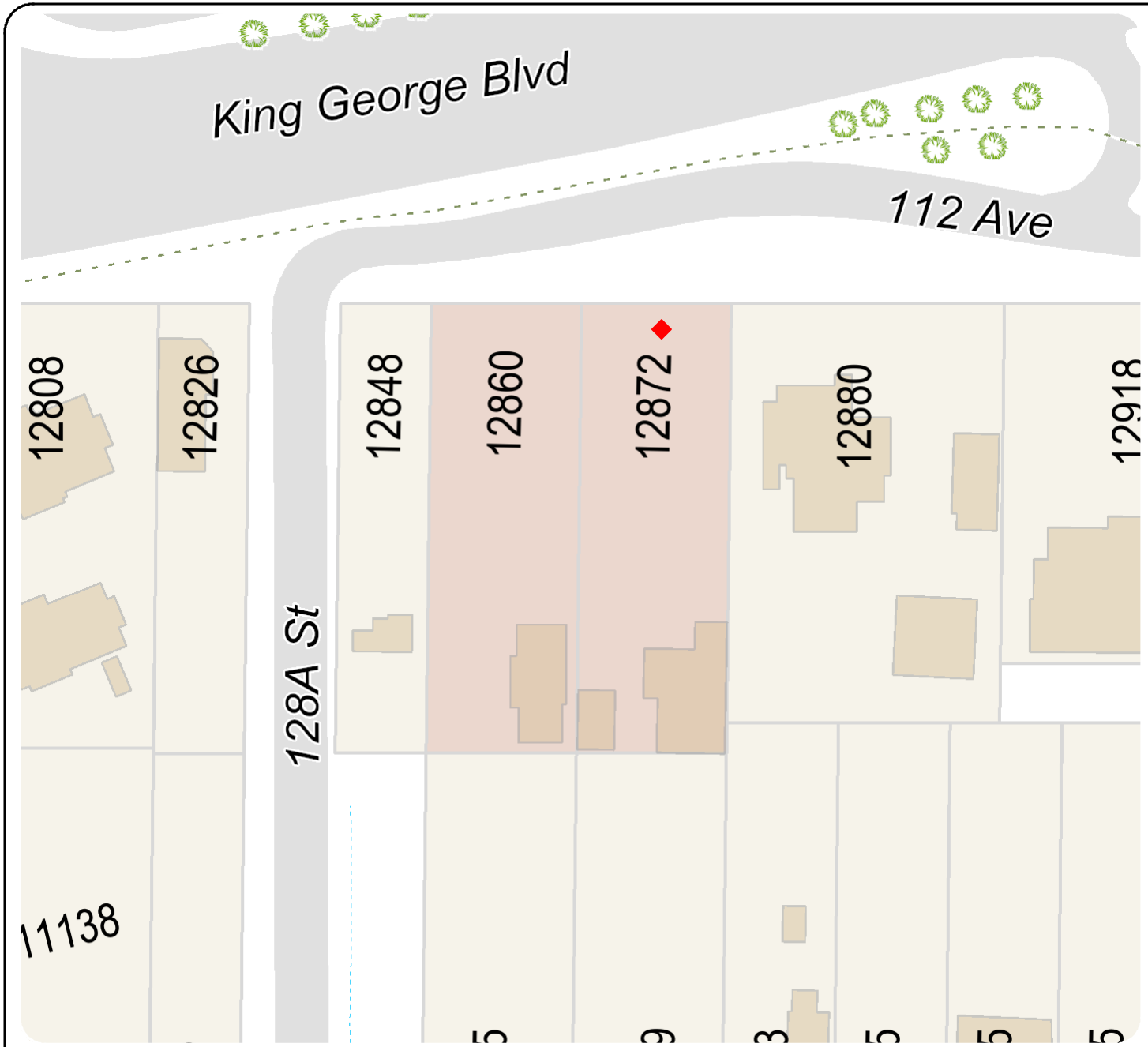
**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*

Property Measurement Approx.

112 Ave



Site Map



Enter Map Description

Scale: 1:1,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

0 0.005 0.01 0.02 0.03
km

Map created on: 2019-01-14

Legend

- Park Specimen Trees500_2000
- Trails and Paths

Water Courses

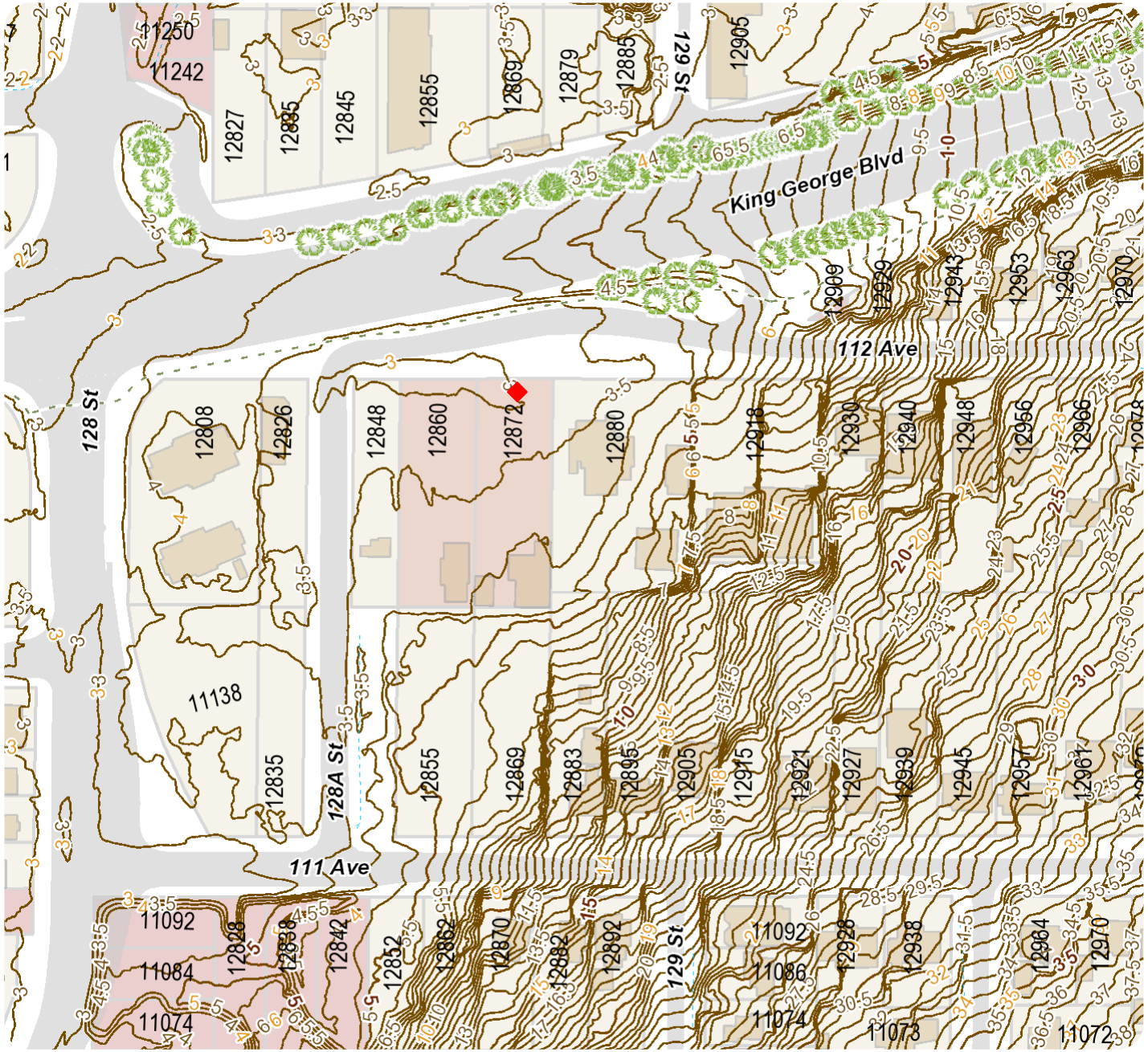
- River
- Creek
- Ditch

Building

- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP
- Justice
- Municipal
- Park
- School
- Library
- Recreation Centre
- Community Centre

Park Sports Fields

Contour



Enter Map Description

Scale: 1:2,000

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0 0.0125 0.025 0.05 0.075
km

Map created on: 2019-01-14

Legend

- Park Specimen Trees500_2000
- Trails and Paths

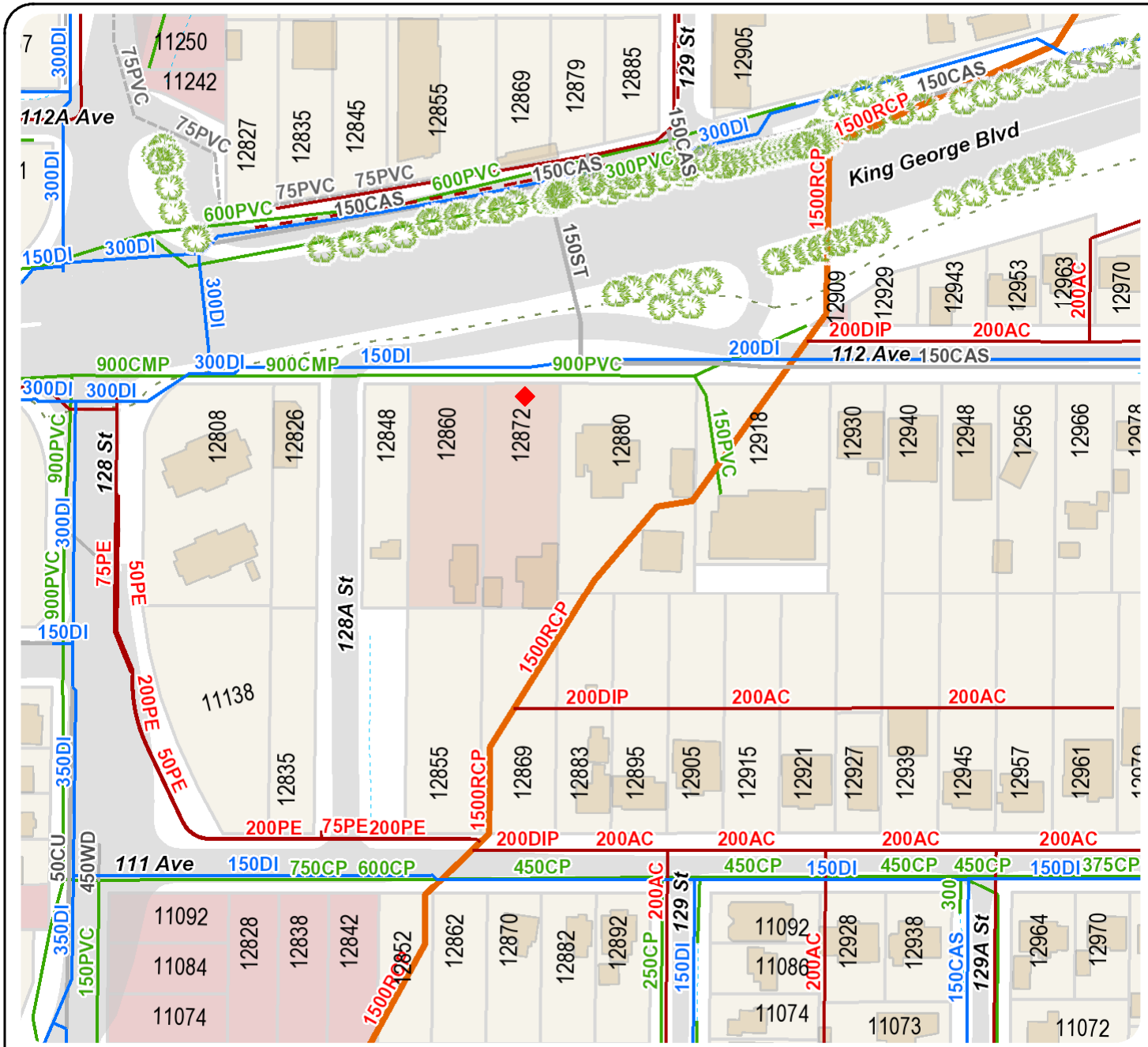
Water Courses

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

Building

- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP
- Justice
- Municipal
- Park
- School
- Library
- Recreation Centre
- Community Centre

Utilities



Enter Map Description

Scale: 1:2,000

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0 0.0125 0.025 0.05 0.075
km

Map created on: 2019-01-14

Legend

- Park Specimen Trees500_2000

Water Mains

- Proposed
- In Service/For Construction
- Abandoned
- Metro Vancouver Owned
- History

Sanitary Mains

- Proposed
- InService/For Construction
- Abandoned
- Metro Vancouver Owned

District Energy Mains

- Return, In Service
- Return, Proposed
- Supply, In Service
- Supply, Proposed

Drainage Mains

- Proposed
- In Service/For Construction
- Abandoned
- Trails and Paths

Water Courses

COSMOS OCP



Enter Map Description

Scale: 1:2,000

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0 0.0125 0.025 0.05 0.075
km

Map created on: 2019-01-14

Legend

- Park Specimen Trees500_2000
- Trails and Paths

Water Courses

- River
- Creek
- Ditch

Building

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

Park Sports Fields

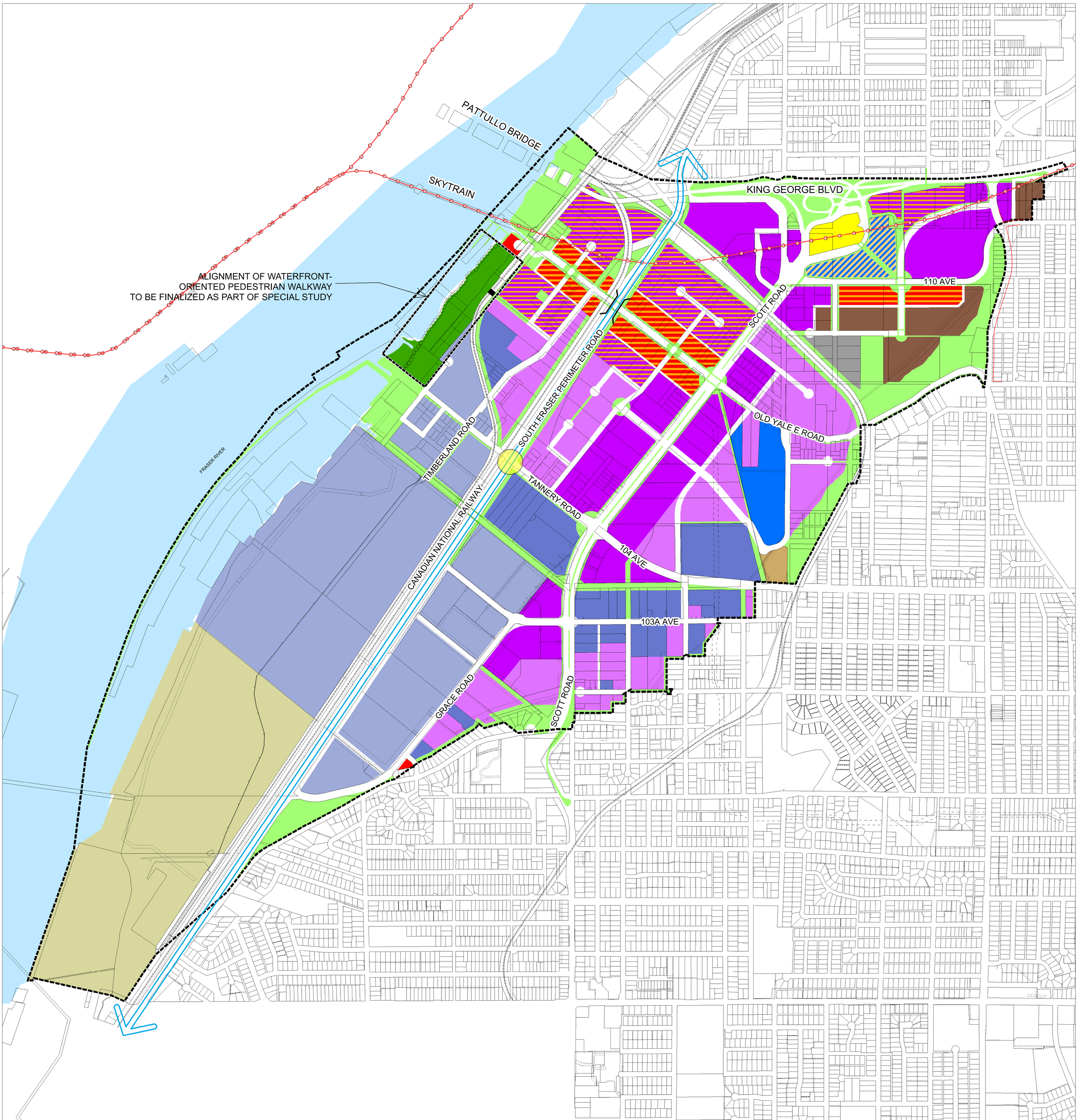
- Sports Fields
- Diamonds
- Park Outdoor Recreation Facilities

Park Playgrounds

- Playground
- Water Playground

OCP Designations

- Conservation and Recreation
- Agricultural
- Rural
- Suburban



SOUTH WESTMINSTER PLAN

CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT

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

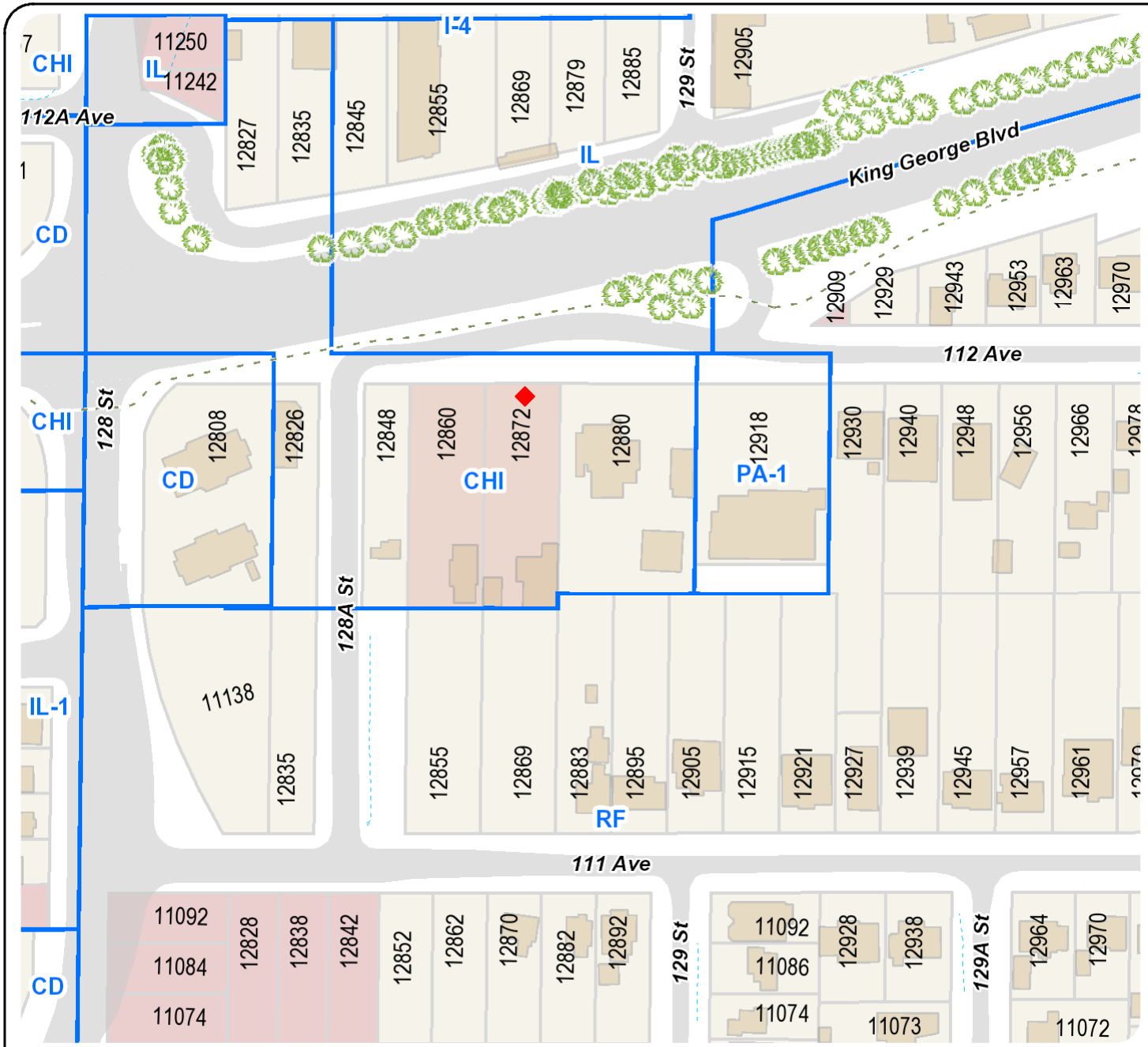
0 0.125 0.25 0.5 0.75 1 Miles

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

Zoning



Enter Map Description

Scale: 1:2,000

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0 0.0125 0.025 0.05 0.075
km

Map created on: 2019-01-14

Legend

- Park Specimen Trees500_2000
- Trails and Paths

Water Courses

- River
- Creek
- Ditch
- Zoning Boundaries

Building

- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP
- Justice
- Municipal
- Park
- School
- Library
- Recreation Centre
- Community Centre

Highway Commercial Industrial Zone

Part 39 CHI

A. Intent

Amendments: 13774, 07/26/99

This Zone is intended to accommodate and regulate those commercial and related uses requiring large *lots* and exposure to major *highways*, which generally are not accommodated in *shopping centre*, *Town Centre* or Surrey *City Centre* as shown in Schedule D.1 developments.

B. Permitted Uses

Amendments: 12333, 07/25/94; 12523, 02/13/95; 12715, 12/04/95; 13201, 09/16/97; 13316, 02/09/98; 13251A, 03/16/98; 13497, 09/15/98; 15271, 11/01/04; 15977, 04/24/06; 17462, 09/12/11; 17471, 10/03/11; 19073, 02/20/17

Land and *structures* outside the sub-area of the *City Centre*, as identified on Map D.1(a), shall be restricted to the uses listed in Sub-sections 1 through 16 only, or for a combination of the uses listed in Sub-sections 1 through 16. Land and *structures* located within the sub-area of the *City Centre*, as identified on Map D.1(a), shall be restricted to any of the uses listed in Sub-section 17 only or for a combination of any of the uses listed in Sub-section 17.

Outside the sub-area of the *City Centre* as shown on Map D.1(a)

1. *Automotive service uses* of *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*

2. *Eating establishments* including *drive-through restaurants*.

3. *General service uses* including *drive-through banks*.

4. *Beverage container return centres* provided that:

   (a) the use is confined to an enclosed *building* or a part of an enclosed *building*; and

   (b) the *beverage container return centre* does not exceed a *gross floor area* of 418 sq. metres (4,500 sq.ft.).

5. Indoor *recreational facilities*, including *bingo halls*.

6. *Light impact industry* including retail of products processed or manufactured on the *lot*.

7. *Tourist accommodation*

8. *Parking facilities*.

9. *Retail stores* limited to the following:

   (a) Animal feed and tack shops;

   (b) Appliance stores;

   (c) Auction houses;

   (d) Automotive parts, new;

   (e) Building supply stores;

   (f) *Convenience stores*;

   (g) Used clothing stores or flea markets, provided that the operation is contained within a *building*;

   (h) Furniture stores;

   (i) Garden supply stores;

   (j) Marine parts, new;

   (k) *Retail warehouse uses*;

   (l) Sales and rentals of boats;

   (m) Sports card shops; and

   (n) Sporting goods stores.

10. *Warehouse uses*.

11. Sales and rentals of *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*

12. *Assembly halls*.

13. *Community services*.

14. Office uses limited to:

    (a) Engineering and surveying offices;
    (b) General contractor offices;
    (c) Government offices; and
    (d) Utility company offices.

15. *Child care centres*.

16. *Accessory uses* including the following:

    (a) One *dwelling unit* per *lot* provided that the *dwelling unit* is:

        i. Contained within the *principal building*; and

        ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot.*

    (b) Automobile painting and body work provided that:

        i. it is part of a business selling and renting *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*;
        ii. the storage of damaged or *wrecked vehicles* shall be completely enclosed within a *building* or approved walled or fenced area;
        iii. *wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored;
        iv. all automobile painting and body work shall be carried out only in an enclosed *building*; and
        v. the number of *wrecked vehicles* stored within the walled or fenced area shall not exceed 5 at any time.

Within the sub-area of the *City Centre* as Shown on Map D.1(a)

17. Land and *structures* located within the sub-area of the *City Centre*, as shown on Map D.1(a), shall be used for the following uses only or for a combination of such uses:

    (a) *Eating establishments* including *drive-through restaurants*;

    (b) *General service uses* including *drive-through banks*;

(c) *Beverage container return centres* provided that:

i. the use is confined to an enclosed *building* or a part of an enclosed *building*; and

ii. the *beverage container return centre* does not exceed a *gross floor area* of 418 sq. metres (4,500 sq.ft.);

(d) Indoor *recreational facilities*, including *bingo halls*;

(e) *Tourist accommodation*;

(f) *Parking facilities*;

(g) *Retail stores* excluding the following:

i. *adult entertainment stores*; and

ii. *secondhand stores* and *pawnshops*;

(h) *Assembly halls*;

(i) *Community services*;

(j) *Office uses* excluding the following:

i. *social escort services*; and

ii. *methadone clinics*;

(k) *Child care centres*;

(l) *Cultural Uses;* and

(m) *Accessory uses* including the following:

One *dwelling unit* per *lot* provided that the *dwelling unit* is:

i. Contained within the *principal building*; and

ii. Occupied by the owner or the owner's employed, for the protection of the businesses permitted on the *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 14390, 05/22/01; 19073, 02/20/17

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.1 provided that the *gross floor area* on the *lot* does not exceed 300 square metres [3,230 sq. ft.]. The *floor area ratio* shall not exceed 1.00 if amenities are provided in accordance with Schedule G of this By-law, provided that not more than a *floor area ratio* of 0.50 may be used or intended to be used for *tourist accommodation*.

2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 1.00 provided that not more than a *floor area ratio* of 0.50 may be used or intended to be used for *tourist accommodation*.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

Amendments: 12333, 07/25/94; 19261, 06/26/17

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

Setback **Use**	*Front Yard*	*Rear Yard*	*Side Yard*	*Side Yard* on *Flanking Street*
Principal and *Accessory Buildings* and *Structures*	7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m.* [25 ft.]	7.5 m. [25 ft.]

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

* One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts a *commercial, mixed employment* or *industrial lot*.

G. Height of Buildings

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

1. *Principal building*: The *height* shall not exceed 9 metres [30 ft.].

2. *Accessory buildings* and *structures*: The *height* shall not exceed 9 metres [30 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 13774, 07/26/99; 18719, 05/30/16

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. *Tandem parking* may be permitted as specified:

   For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

I. Landscaping

Amendments: 13201, 09/16/97

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. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.

5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

6. Open display and storage including the outdoor storage of damaged or *wrecked vehicles* shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].

J. Special Regulations

Amendments: 13201, 09/16/97; 13497, 09/15/98; 15271, 11/01/04

1. Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent any *residential lot*.

2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

3. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:

   (a) Constitute no unusual fire, explosion, or safety hazard;
   (b) Do not emit noise in excess of 70dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an industrial *lot* the noise level shall not exceed 60dB;
   (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located; and
   (d) All automobile painting and body work is carried out only in an enclosed *building*.

4. Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*.

5. The outdoor storage or display of any goods, materials or supplies at *beverage container return centres* is specifically prohibited.

6. For land and *structures* located within the sub-area of the *City Centre*, as shown on Map D.1(a), outdoor storage of any goods, materials or supplies is specifically prohibited.

K. Subdivision

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

***Lot* Size**	***Lot* Width**	***Lot* Depth**
1,000 sq. m. [10,800 sq.ft.]	25 metres [80 ft.]	30 metres [100 ft.]

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; 17181, 06/07/10

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 requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.

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

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

6. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the *Official Community Plan*.

8. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

9. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act R.S.B.C.