



15304 68 Avenue, Surrey

\$1,999,999.00

1.978 Acres Designated Business Park NCP

Lot size: Frontage (North) 263.97' x (West) 326.76' x (East) 326.50' (total) x (South) 264.17' = 1.978 Ac.

House Square Footage: 2690 Sq. Ft.

Shops: 50' x 30', 50' x 20', 30' x 20'

Zoning: RA

OCP: Designated Business Park

Taxes: \$3980.50 (2009)

Terrific opportunity for the astute investor/developer. 1.98 ac designated ind/business park in neighbourhood plan. 50' x 30' shop, 50' x 20' shop, 30' x 20' shop & 2690 sf [+528 in unfin bsmt] split level home.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

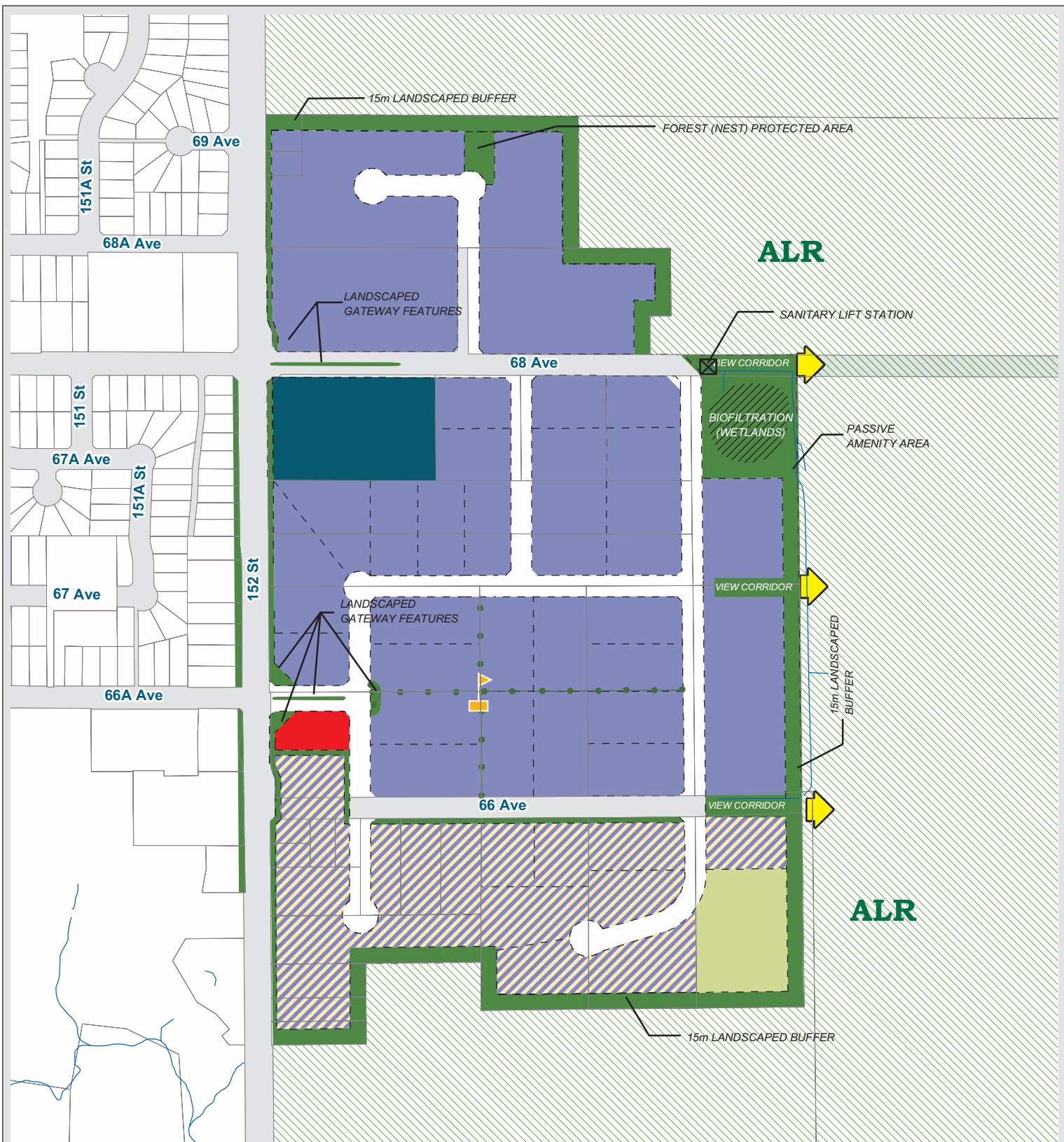
at



Prudential

**Power Play
Realty**

(604) 533-3231



- | | | | |
|--|-------------------------|---|---------------------------------------|
|  | Buffers / Natural Areas |  | Park |
|  | Business Park |  | Live & Work (or future business park) |
|  | Local Commercial |  | Agricultural Land Reserve |
|  | Existing Church |  | Biofiltration (wetland) Facility |

 Landscaped Pathways (private property)

 Possible Small Urban Plaza (privately owned)

 View Corridor



0 50 100 Meters

EAST NEWTON BUSINESS PARK LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council March 3, 1999

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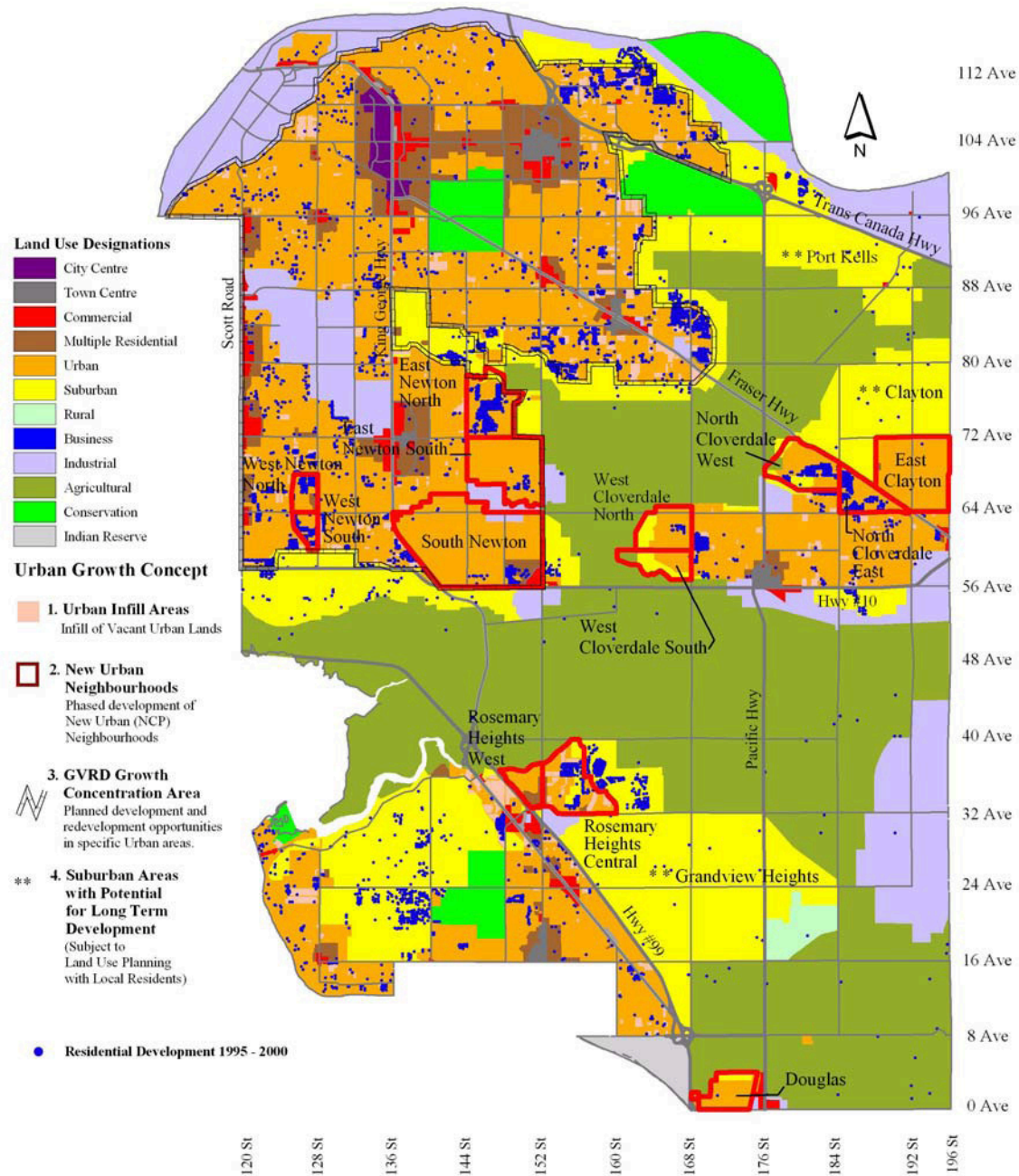
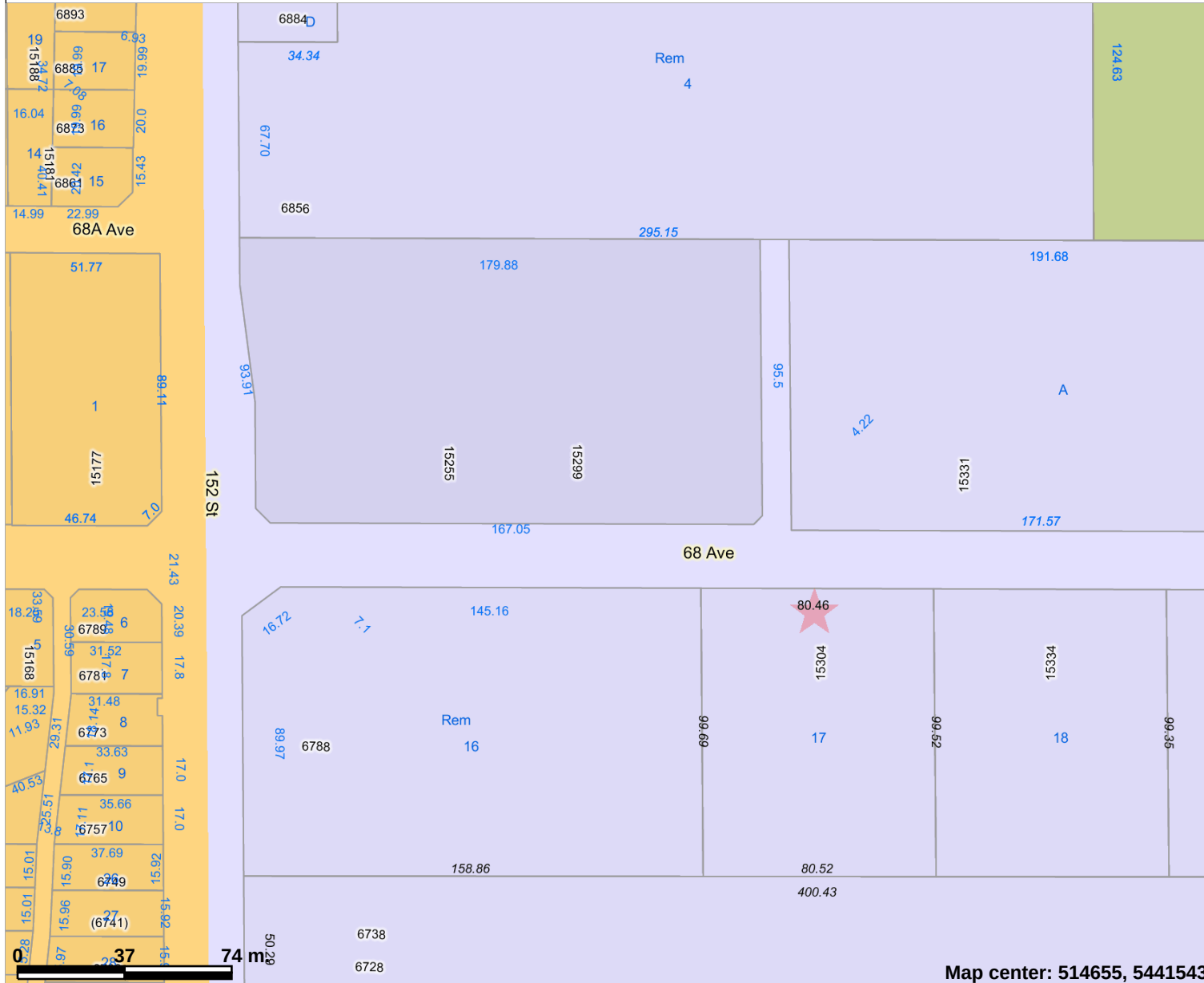


FIGURE A-20: Future Development Concept Map



15304 68 Ave Surrey OCP



Legend

Park Lots and Names

- Park - City Dedicated
- Park - City Purchased
- Park - Provincial
- Park - Regional

Official Community Plan

- Agricultural
- City Centre
- Commercial
- Conservation
- Industrial
- Indian Reserve
- Multiple Residential
- Rural
- Suburban
- Town Centre
- Urban
- Business

Lots

- Bareland Strata
- City Road
- Provincial Road
- Standard
- Standard Strata

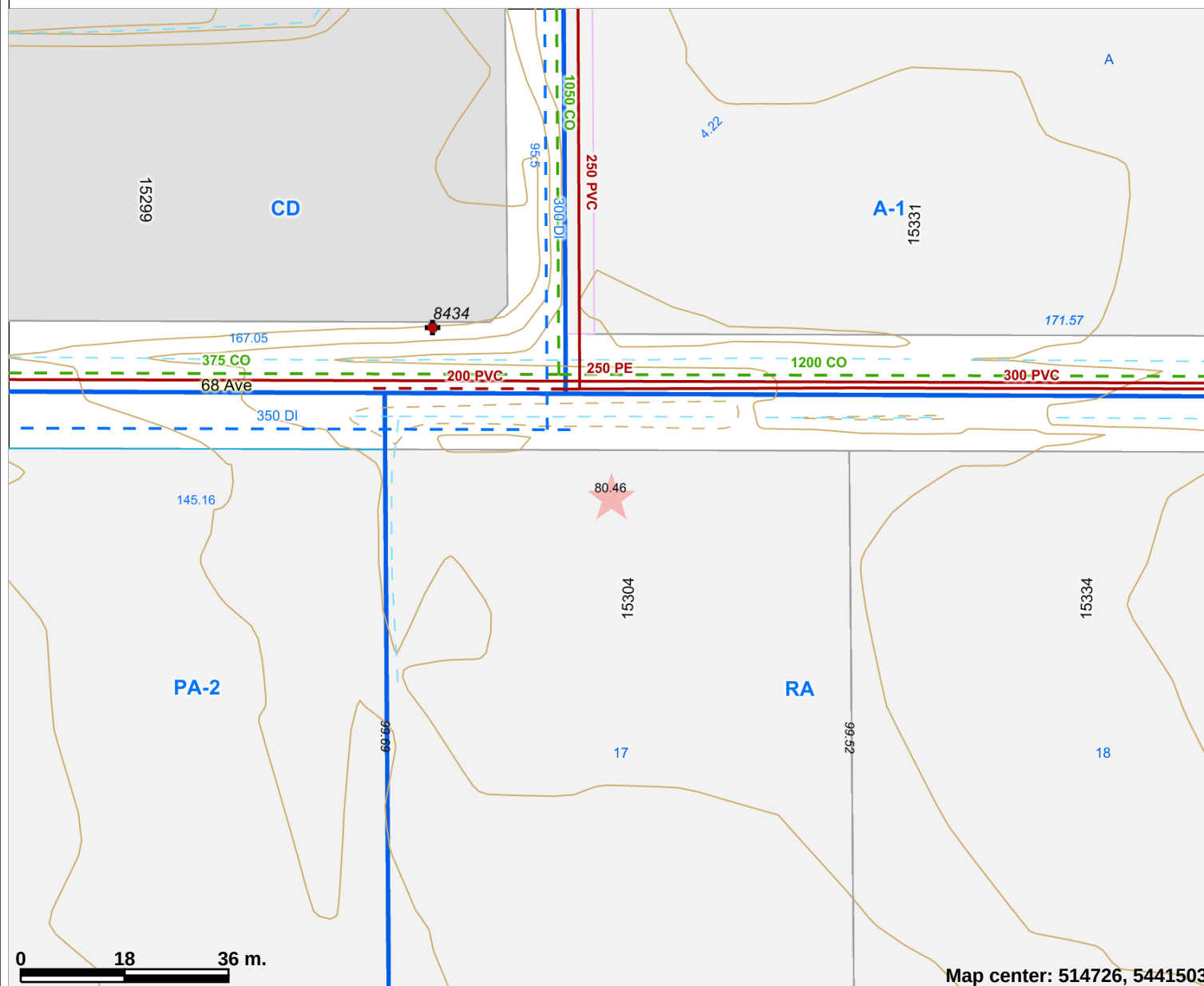
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Scale: 1:2,092



15304 68 Ave Map



Legend

- Water Hydrants**
 - Fire Hydrant
 - Standpipe
- Drainage Pump Stations**
 - Drainage Pump Station
- Drainage Flow Arrows**
 - Drainage Flow Arrows
- Water Mains**
 - Proposed
 - In Service/For Construction
 - Abandoned
 - GVRD Owned
- Sanitary Mains**
 - Unknown
 - Proposed
 - For Construction
 - In Service
 - Abandoned
 - GVRD Owned
- Drainage Mains**
 - Unknown
 - Proposed
 - For Construction
 - In Service
 - Abandoned
- Capital Construction 2008**
 - Drainage
 - Roads
 - Sewer
 - Water
- Watercourses**
 - Creek
 - Ditch
 - River
 - Unknown
- Contours - Intermediate (1m)**
 - 1m Contour
 - 1m Depression
- Zoning Boundaries**
 - Municipal Right of Ways
 - Right of Way
 - Restrictive Covenants & 3rd Party Easement Agreements
 - Utility Right of Ways
- Park Lots and Names**
 - Park - City Dedicated
 - Park - City Purchased
 - Park - Provincial
 - Park - Regional
- Agricultural Land Reserve**
 - Agricultural Land Reserve
- Lots**
 - Bareland Strata
 - City Road
 - Provincial Road
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 - Standard Strata

0 18 36 m.

Map center: 514726, 5441503

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Scale: 1:1,046



15304 68 Ave Surrey Aerial



Legend

- Water Hydrants**
 - Fire Hydrant
 - Standpipe
- Drainage Pump Stations**
 - Drainage Pump Stations
- Drainage Flow Arrows**
 - Drainage Flow Arrows
- Water Mains**
 - Proposed
 - In Service/For Construction
 - Abandoned
 - GVRD Owned
- Sanitary Mains**
 - Unknown
 - Proposed
 - For Construction
 - In Service
 - Abandoned
 - GVRD Owned
- Drainage Mains**
 - Unknown
 - Proposed
 - For Construction
 - In Service
 - Abandoned
- Capital Construction 2008**
 - Drainage
 - Roads
 - Sewer
 - Water
- Watercourses**
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Scale: 1:651