

**10198 GRACE ROAD
SURREY, BC**

FOR SALE
BARE LAND

IPG

ICONIC
PROPERTIES
GROUP

RE/MAX COMMERCIAL ADVANTAGE



OPPORTUNITY

Iconic Properties Group is pleased to showcase this opportunity to acquire bare land at 10198 Grace Rd, Surrey. The property is 3.11 acres and located in South Westminster, just off of Highway 17. This area of Surrey is rapidly changing and developing, and with zoning of IB-2, it can accommodate industrial uses and offices, and to note its close proximity to the Fraser Surrey Docks, this makes it a rare opportunity if you are looking to develop a docking transload facility that can accommodate straight transloading and deconsolidation for ocean and ship lines out of the ports.

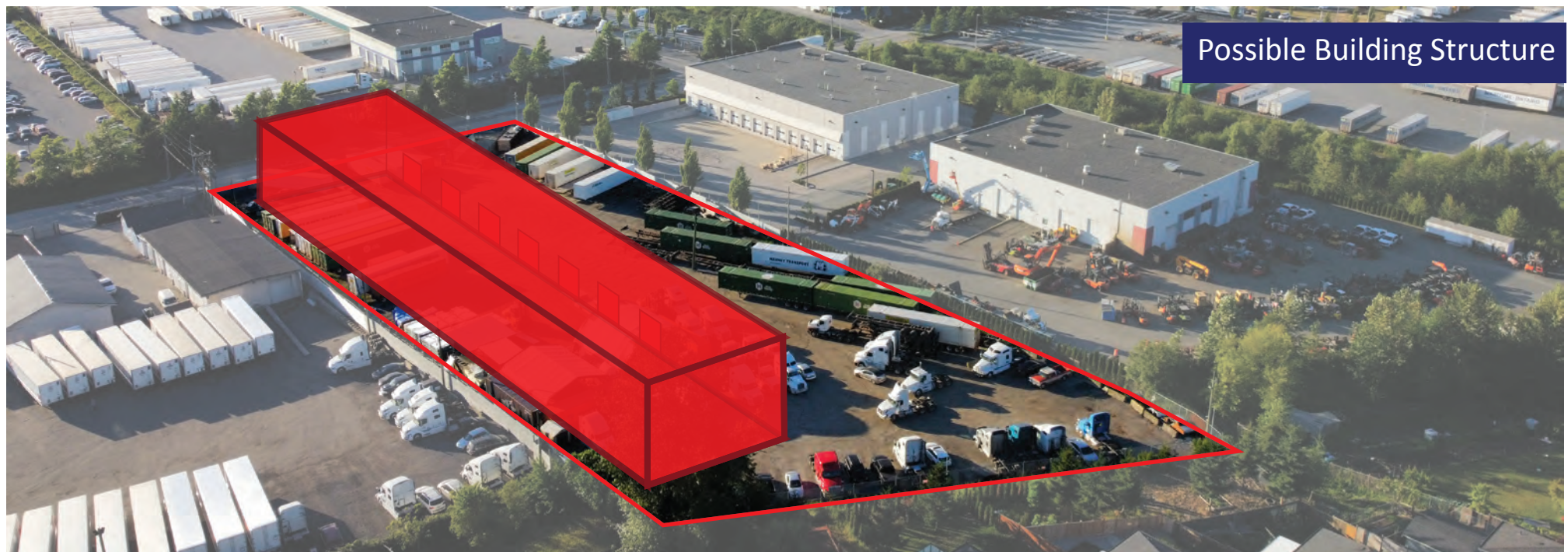
PROPERTY DETAILS

CIVIC ADDRESS	10198 Grace Rd, Surrey, BC
PID	023-645-709
LOT SIZE	3.11 acres
YEAR BUILT	2005
NEIGHBORHOOD	Bridgeview
ZONING	IB-2
PROPERTY TAX (2021)	\$80,047
ASSESSMENT (2021)	\$10,282,300

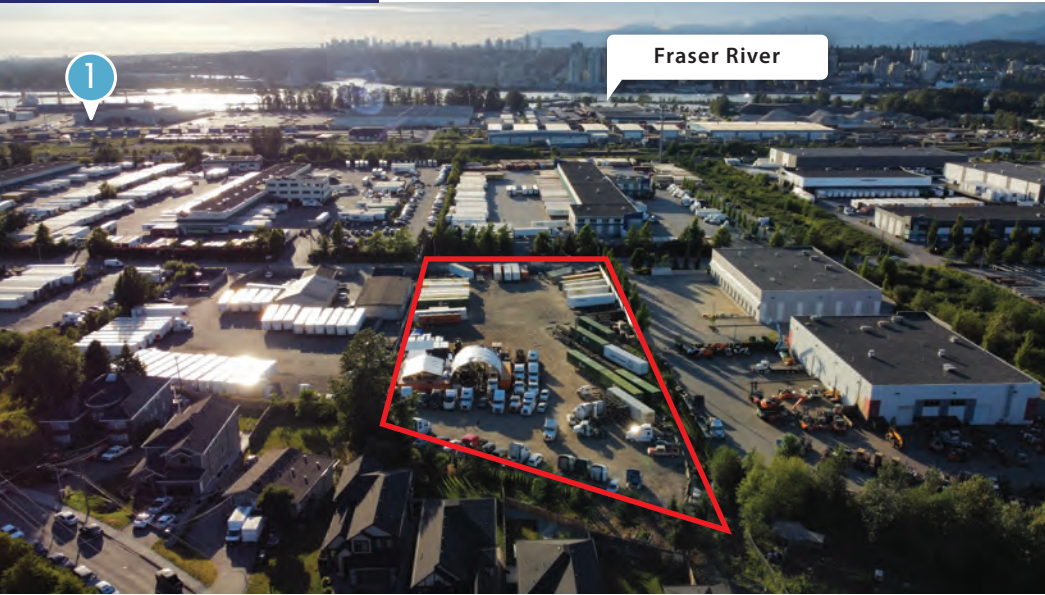


LOCATION

This bare land is located near the extremely high profile entrance to Surrey via the Patullo Bridge. This prime location has quick and easy access to Highway 17 as well as it sits in between Highway 1 and Highway 91. Its close proximity to the Fraser River and the Fraser Surrey Docks is optimal if in the container and breakbulk market, a development permit can accommodate building a transload facility. Scott Road Skytrain station is only a 7 minute drive and provides rapid access to downtown Vancouver.



Looking North East



Looking North



1 Fraser Surrey Docks

2 Esso

3 Patullo Bridge

4 Scott Road Skytrain Station

5 Tim Hortons

6 Home Depot



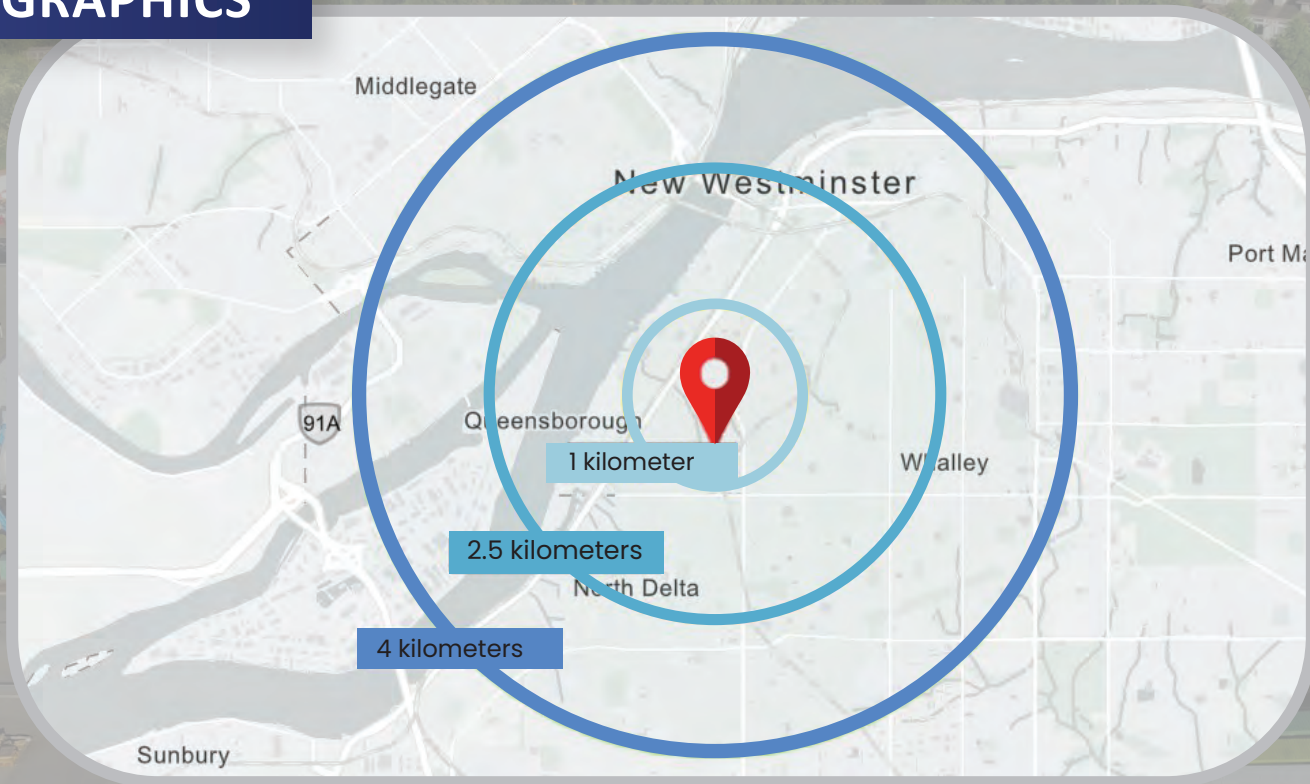
33,024
VEHICLES PER DAY
Along Hwy 7, West of Hwy 11

Walk Score
29

Transit Score
54

Bike Score
45

DEMOGRAPHICS



5
Restaurants



5
Grocery



3
Cafés



9
Schools



9
Childcare

	1 km	2.5 km	4 km
Population (2021)	5,692	55,258	161,103
Population (2025)	6,052	58,318	168,732
Projected Annual Growth (2021 - 2025)	6.3%	5.5%	4.7%
Median Age	37.3	38.0	38.9
Average Household Income (2021)	\$91,150	\$85,809	\$78,516
Average Persons Per Household	3.3	2.8	2.6

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NOTHING BUT ICONIC

**Personal Real Estate Corporation*

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