

9564 182 STREET

SURREY, BC

55,321 sqft
Total Lot Size

FOR SALE
Industrial Land



Golden Ears Wy

OPPORTUNITY & DETAILS

Iconic Properties Group is pleased to present 9564 182 Street, a 1.27-acre property with Mixed Employment and Light Industrial zoning. Cleared and awaiting a Temporary Use Permit for commercial vehicle parking, this strategically located prime land has great potential for highway exposure, and it offers seamless connectivity for transportation and distribution networks. Infrastructure development in the area adds further value to this sought-after location, promising long-term growth and prosperity. Don't miss your chance to secure a stake in this thriving industrial hub.

For more information and inquiries, please call or text the Listing Agent today to not miss out on this exceptional investment opportunity!

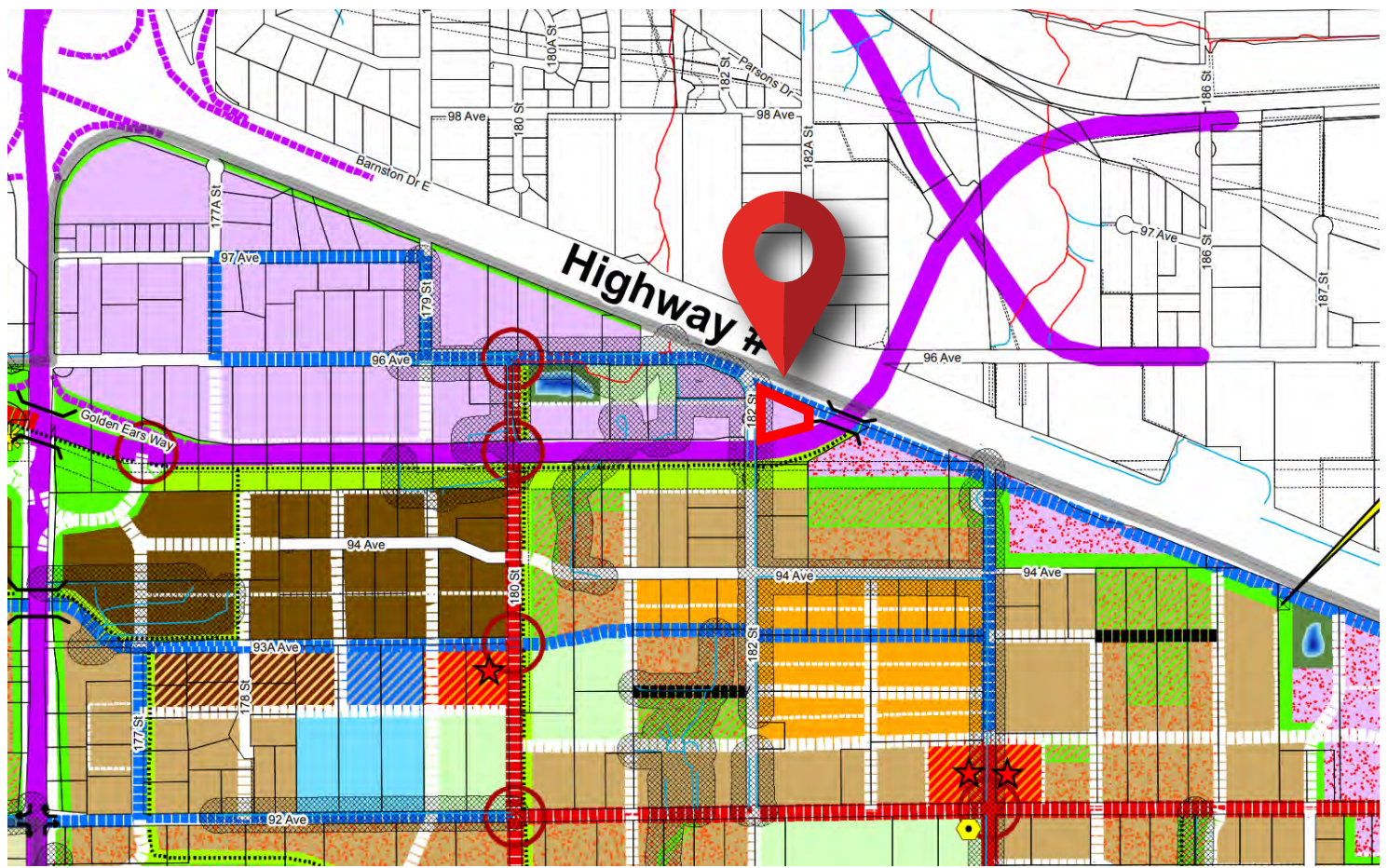
CIVIC ADDRESS	9564 182 Street, Surrey, BC
LOT SIZE	1.27 acres
FLOOR SPACE RATIO	1.0 FSR
OFFICIAL COMMUNITY PLAN	Mixed Employment
NEIGHBOURHOOD COMMUNITY PLAN	Light Industrial
PROPERTY TAX (2023)	\$6,801.27
PRICE	Contact For Price
NEIGHBOURHOOD	Port Kells
ZONING	RA - One-Acre Residential Zone
PID	014-301-229

SITE PHOTOS



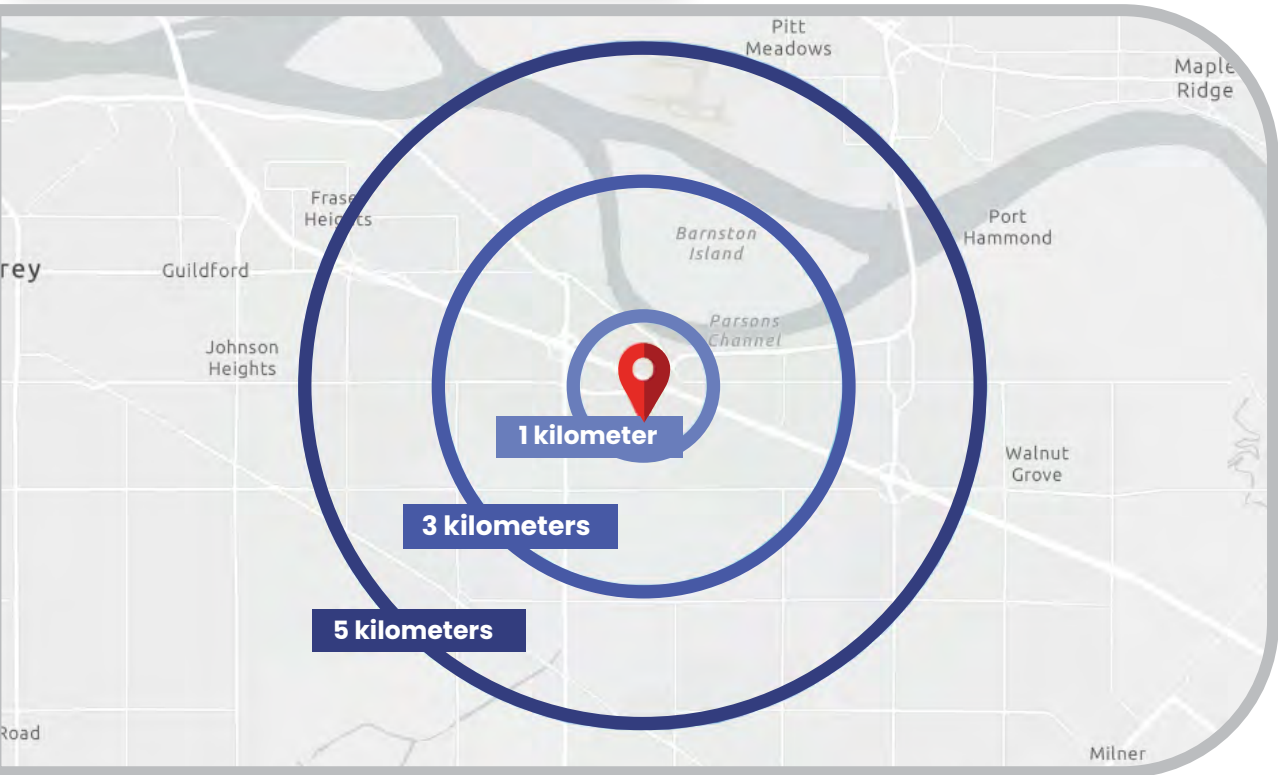
LAND USE

- Legend Land Use**
- Low Density Urban, 6-10
 - Medium Density, 10-15
 - Medium High Density, 15-30
 - High Density Residential, 25-45
 - Suburban Cluster, 2
 - Low Density Cluster, 4-6
 - Medium Density Cluster, 6-10
 - High Density Cluster, 10-15
 - Special Residential, 15-25
 - Commercial
 - Neighbourhood Commercial
 - Light Industrial**
 - Industrial Business Park
 - Public Assembly
 - Community Centre
 - School
 - Park
 - Trail
 - Landscape Buffer
 - Riparian Area
 - Riparian Enhancement Area
 - Green Space Transfer



Source: The City of Surrey

DEMOGRAPHICS



Distance	1 km	3 km	5 km
Population (2024)	914	5,980	63,488
Population (2025)	1,059	9,831	76,635
Projected Annual Growth (2024 - 2025)	15.86%	64.40%	20.71%
Median Age	38	39.7	40.7
Average Household Income (2024)	\$147,478.95	\$155,459.66	\$148,730.91
Average Persons Per Household	3.1	3.2	3.1

LOCATION

Surrey is one of the fastest-growing and most culturally diverse cities in Canada. Home to over 518,000 people, it is the largest city by land area and the second most populated city in Metro Vancouver.

The subject property is located in Port Kells, a neighbourhood in Surrey known for its impressive industrial parks. One of the most compelling aspects of this location is its strategic positioning near Highway No. 1 and Golden Ears Way, ensuring easy access to both Highway 15 and Highway 17.

This unparalleled connectivity opens up opportunities for seamless transportation and distribution networks, making it an ideal choice for logistics and industrial businesses.

The Subject Property is located in an RA Zoning area which the OCP slates for industrial use.

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NOTHING BUT ICONIC

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