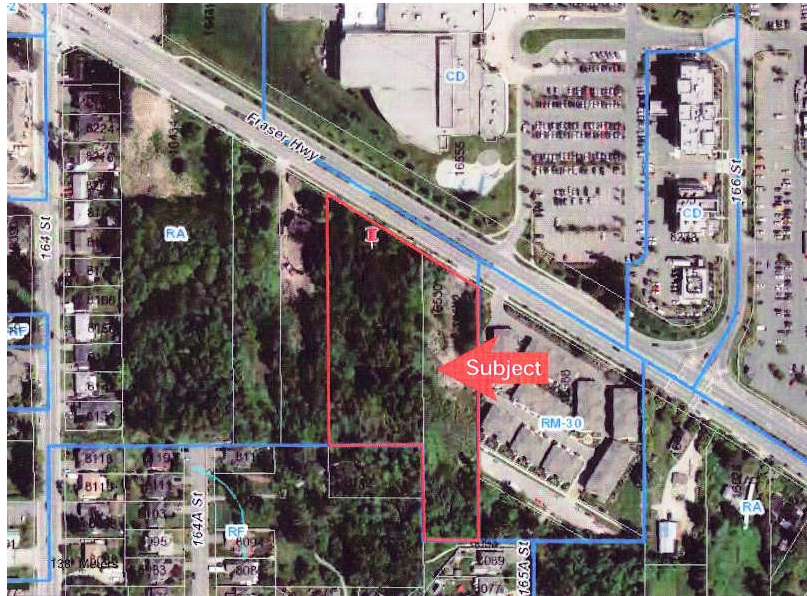


strategic surrey development site

The property is located on Fraser Highway, a main east-west corridor linking Surrey Centre through Fleetwood to the City of Langley. It is situated opposite the Surrey Sports and Leisure Centre and proximate to neighbourhood retail and commercial uses. Adjacent properties have been recently rezoned and developed for multi-family residential uses. The City has designated Fleetwood Town Centre for higher density commercial and residential development.



16518 & 16530 Fraser Highway
Surrey, BC

TransLink and the Province of BC have sponsored a study to evaluate alternatives for rapid transit service for Surrey. Design proposals include a Light Rail or Rail Rapid Transit Line connecting Surrey Centre to Langley along the Fraser Highway. (concept drawing of typical LRT station stop opposite)

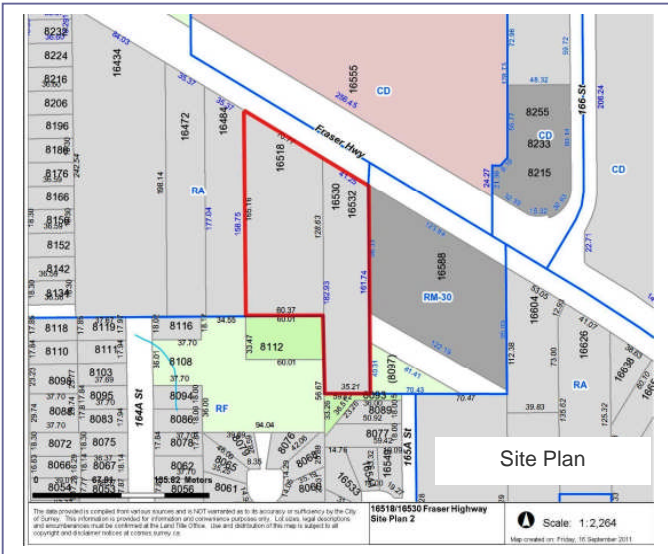
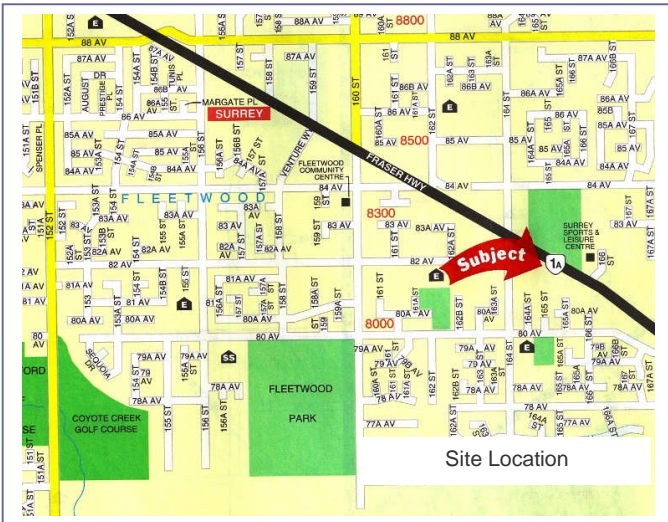


exclusive agent

Graeme Erickson
604-290-7185 (cell.)



Details for 16518 & 16530 Fraser Highway, Surrey, BC



location: Fleetwood
 site area: 3.744 acres (14,549.61 sq. m.)
 frontage: 367.5 ft. (112.0 m.)
 zoning: RA – 1 acre residential
 property taxes: \$14,548.67
 occupancy: Vacant land

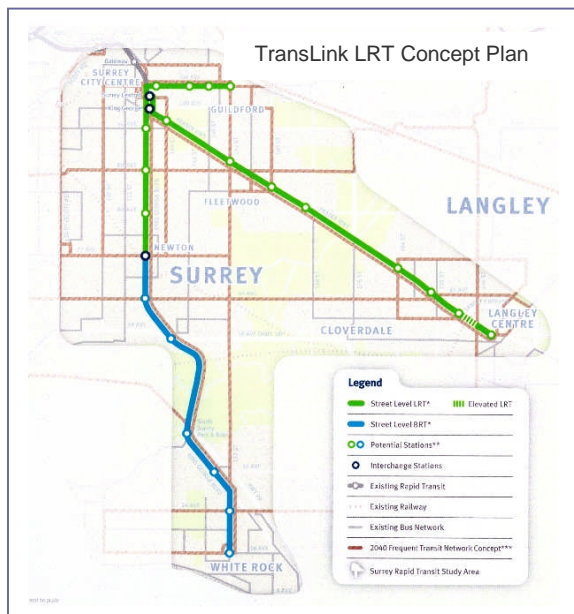
comments: The property is designated as “Medium Density Townhouses” in the Fleetwood Town Centre Plan as part of the Surrey Official Community Plan. The Seller welcomes proposals for alternative commercial or high-density residential uses.

Sanitary sewer, hydro, telecommunication, natural gas and cablevision services are available at or near the lot line.

terms: **Price Reduced to: \$7,250,000 (CAD)**

exclusive agent:

Graeme Erickson
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 Vancouver, BC Canada V6M 1R8
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E&OE: The information contained herein was obtained from sources deemed reliable and while thought to be correct is not guaranteed by Macdonald Realty and is subject to conditions existing at the time of transaction and to inspection by the prospective buyer. Offering of this property may be subject to prior sale, lease, withdrawal, or changes without notice. 02/12