

# 12645 26a Avenue, Surrey

\$2,298,000



Opportunity knocks with this rarely available ~1/2 acre property in prestigious Crescent Beach. Site survey and engineer's MBE for a potential 3 story build - very rare in this area. This 20,908 square foot SUNNY, north-south facing lot has smooth topography, rectangular shape, CLEAN title and is only a short distance to the beach, 1001 steps, coffee shops, pub and all the conveniences friendly Ocean Park Village has to offer! The property also has a quaint ~1499 sq.ft. rancher with 2 bedrooms and 2 bathrooms and a large detached garage. Build, hold, rent or potentially assemble and develop in RF Lots (already zoned). An opportunity not to miss!

## KEY INFORMATION

MLS® R2663085

Residential Detached

Crescent Beach

2 Bedrooms

2 Bathrooms

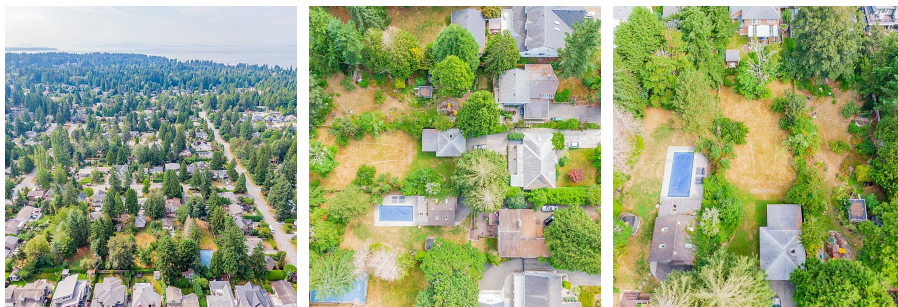
1,493 SF

20,908 SF Lot

## FEATURES

Year Built: 1959

Listed By: Sutton Group-West Coast Realty (Surrey/120)



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