

# 1681 196 Street, Surrey

\$20,990,000



The Campbell Heights Land-Use Plan (LAP) draft designates this area for Business Employment, ideal for warehousing, light industry, and supportive office uses, in line with Industrial-Business Zone guidelines. The property benefits from excellent connectivity to major routes like 32 Avenue, Highway 10, and Highway 15, ensuring easy access to urban centers and market areas. Located in South Campbell Heights, just south of the vibrant North Campbell Heights business park, it is part of a thriving business ecosystem. This strategic location and designation make it a prime opportunity for investment and development in a growing industrial zone.

## KEY INFORMATION

MLS® R2922266

Residential Detached

Hazelmere

6 Bedrooms

5 Bathrooms

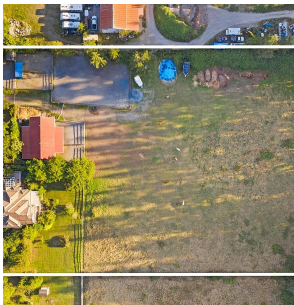
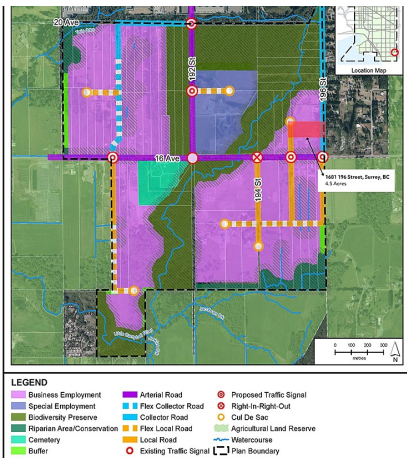
4,360 SF

195,453 SF Lot

## FEATURES

Year Built: 2000

Listed By: Dexter Realty



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