

3890 176 Street, Surrey

\$3,000,000



INVESTOR ALERT - 4.77-acre property with 7,400 SQFT of shop space and 600V 3-phase power. Located at Highway 15 (176 St) & 38 Ave in Cloverdale. Includes three buildings (1,000, 2,400, and 4,000 SQFT) with five grade-level loading bay doors and one full bathroom. Utilities include natural gas, city water, telephone, cable, and hydro. Fertile soil ideal for growing crops. Renovated units with new electrical, spray foam insulation, high-speed internet, and security system. Minutes from Campbell Heights, Morgan Creek, and White Rock with easy access to the US/Canada border. Zoning allows for a 5,400 SQFT home and up to 1,350 SQFT of retail space, with potential rental income exceeding \$15,000/month. Appointment required for viewings. Do not disturb tenants.

KEY INFORMATION

MLS® R2934947

Land Only

Serpentine

0 Bedrooms

0 Bathrooms

0 SF

207,781 SF Lot

FEATURES

Listed By: Team 3000 Realty Ltd.



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