

**FOR SALE: CRU's in a Brand-New Development**

**8496 Scott Road, Surrey, BC V3W 3N5**

**Century 21**  
COASTAL REALTY LTD.



**“The 85”**

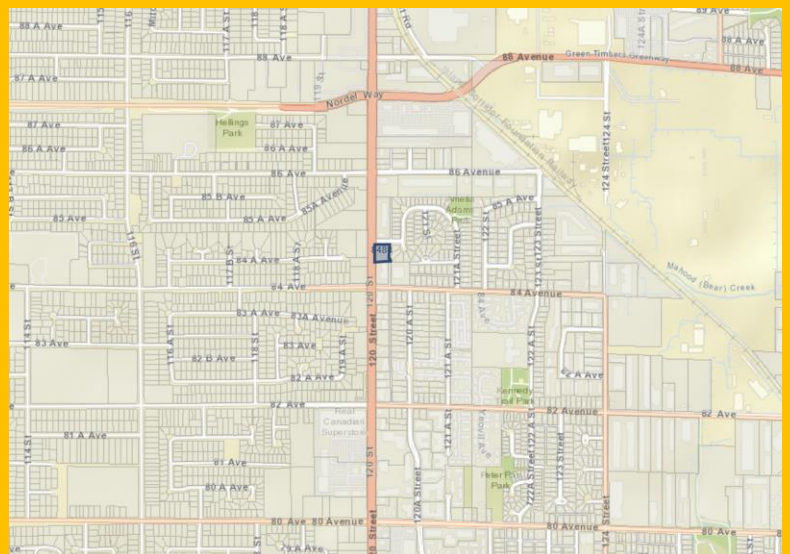
**8496 120<sup>th</sup> Street, Surrey, BC – Mixed Use Development**

### Property Highlights

- Brand new, mixed-use development
- Expected Possession between **April – December 2022**
- Great location with exposure
- Location provides opportunity to competitively serve residents of both Surrey & Delta
- All CRU's front Scott Road

### Asking Price

|                   |              |
|-------------------|--------------|
| Unit #101         | \$860.00 PSF |
| Unit #102 to #107 | \$760.00 PSF |



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**Praveen Bajaj PREC, CCIM**

#105-7928, 128<sup>th</sup> Street

Surrey BC, V3W 4E8

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## Location Overview

The subject property is situated in the Scott Road commercial corridor, forming the boundary between Surrey and Delta, and acting as the major north/south artery serving the area. This area has proved to be popular over the past decade due to its proximity to arterial traffic routes, such as the Highway 91 and Alex Fraser Bridge, Highway 10 just to the south, and the South Fraser Perimeter Road to the north. The SkyTrain Expo Line is located just west of King George Boulevard, about 2½ miles northeast of the of the subject, but 120 Street is classified as a Frequent Transit Network artery (FTN) provide regular bus service linking to SkyTrain every 10 minutes or so during the day. These transit facilities together with the scale of retail commercial uses along the Corridor (with major shopping centres at each major intersection) attracts considerable numbers of shoppers throughout the day.

## Nearby Amenities

The Scott Road commercial corridor accommodates several strong retailers including:

| FOOD        | SERVICES         | SHOPPING      |
|-------------|------------------|---------------|
| Cactus Club | Cineplex         | Superstore    |
| 7-Eleven    | TD               | Save on Foods |
| IHOP        | Insurance        | JYSK          |
| Earl's      | She's Fit        | Staples       |
| White Spot  | Great Clips      | London Drugs  |
| Tim Hortons | Goodlife Fitness | Winners       |
| McDonald's  | Hakim Optical    | Chapters      |

## Development

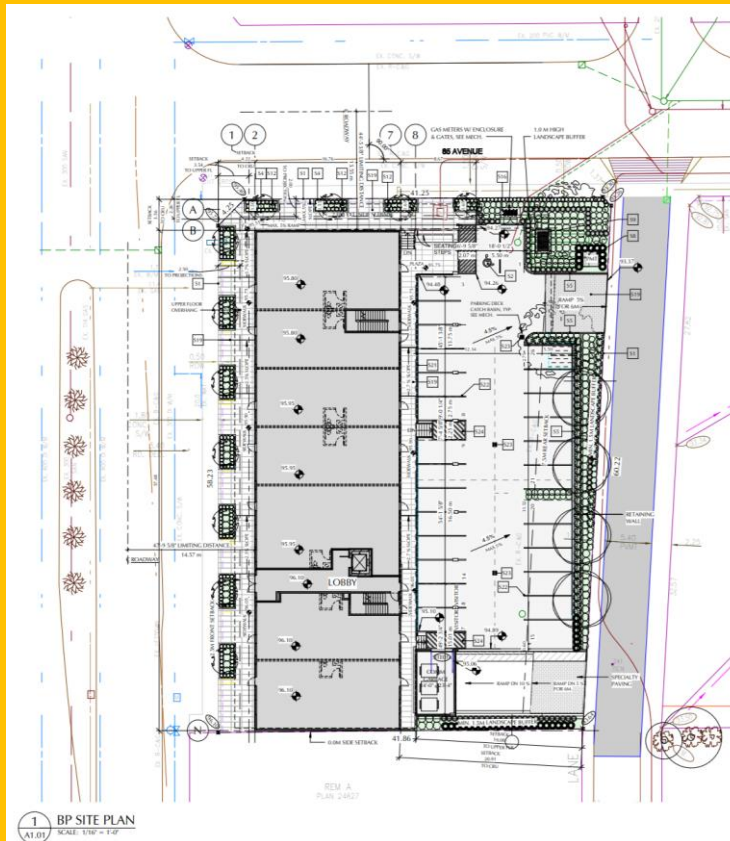
A four storey development containing 7 commercial retail units on the main floor and 38 apartments on the upper three floors, over a single level of underground parking. All units in the development are strata titled.

Uses permitted for commercial retail units are (a) Retail stores excluding adult entertainment stores, secondhand stores, auction houses and pawnshops; (b) Personal service uses excluding body rub parlors; (c) General service uses excluding funeral parlors and drive-through banks; (d) Eating establishments excluding drive-through restaurants; (e) Neighborhood pubs. (f) Liquor store; (g) Office uses excluding social escort services, methadone clinics and marijuana dispensaries; (h) Indoor recreational facilities; (i) Entertainment uses excluding arcades and adult entertainment stores; (j) Community services; (k) Child care centers; and (l) Cultural uses.

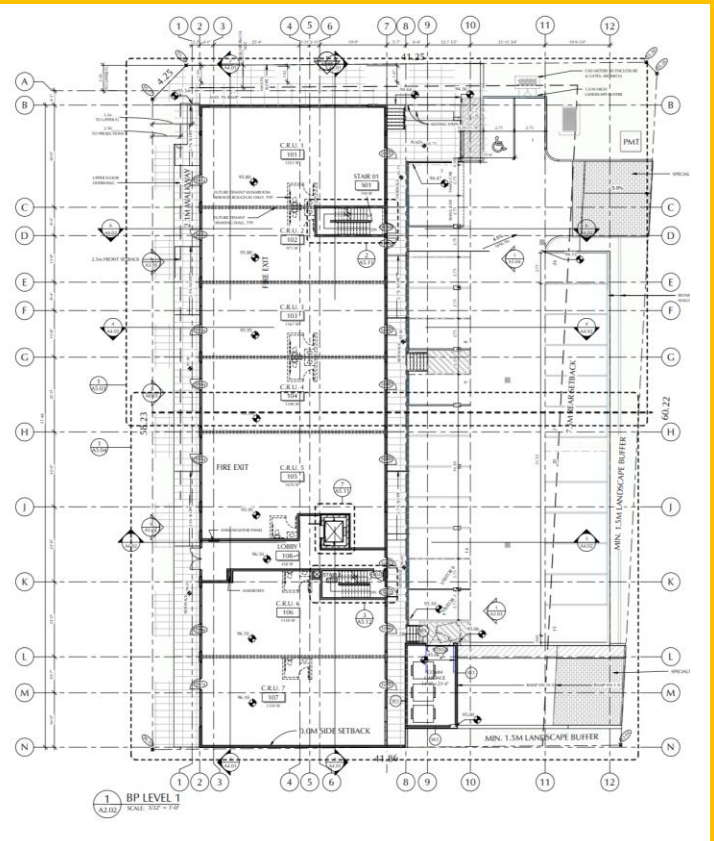
**NO DUPLICATION OF USE PERMITTED IN COMMERCIAL RETAIL UNITS.** The proposed use needs to be registered with the developer at the time of purchase. No restaurant uses other than a coffee shop or bakery is permitted.



## Site Plan



## Floor Plan



| Unit # | Width | Depth | Ceiling Height | Unit Size | Price/SF | Amount \$      | Notes                  |
|--------|-------|-------|----------------|-----------|----------|----------------|------------------------|
| 101    | 28'   | 53'   | 16'            | 1,553     | \$860.00 | \$1,335,580.00 | Available              |
| 102    | 21'   | 53'   | 16'            | 971       | \$760.00 | \$737,960.00   | Available              |
| 103    | 21'   | 53'   | 16'            | 1,167     | \$760.00 | \$886,920.00   | Available              |
| 104    | 21'   | 53'   | 16'            | 1,190     | \$760.00 | \$904,400.00   | SOLD - Optician        |
| 106    | 25'   | 53'   | 15'            | 1,159     | \$760.00 | \$880,840.00   | Available              |
| 107    | 26'   | 53'   | 15'            | 1,310     | \$760.00 | \$995,600.00   | SOLD - Physiotherapist |

The municipal address of this offering will be changed to **8496 Scott Road, Surrey, BC** from the existing 8488 Scott Road, Surrey, BC.

## Offering Process

All offers must be submitted on the developer's standard form of offer.

*Please call the listing agent to confirm the available use(s) and a copy of the developer's standard form of offer.*

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