



# Just Listed—Exclusive Offer

## Free Standing Professional Building in South Surrey

2099 152nd St. Surrey



**Exclusive Offer!** Free standing professional building along 152nd St. in South Surrey Sunnyside Neighborhood. Great traffic and pedestrian exposure, excellent professional office building. Minutes drive away to Walmart, Semiahmoo Shopping Center, and high way exist. Close to schools and parks, very convenient location. The three storeys building has approx. 8571 SF leasable area, fully leased. Annual net income is approx. \$141,000 per year. 32 parking stalls on site. The property is under C-8 Zoning (Community Commercial Zone). It is an excellent property either for holding . **Call now!**

### Property Information

Address: 2099 152nd St. Surrey  
 Legal: PL 9623 LT 10 LD 36 SEC 15 TWP1  
 LEGAL SUBDIVISION 9, EXCEPT PLAN  
 REF PL 62659  
 P.I.D.: 002-581-493  
 Zoning: C-8  
 Lot Size: 21,106 SF (95X220 approx.)

### Government Assessment (2015)

Land: \$1,796,000  
 Improvement: \$1,023,000  
 Actual Total: \$2,819,000

### Building Information

Roof Top: 2000 renewed  
 Building Size: 8571 (approx.)  
 Parking Stalls: 32  
 Built Year: 1971 (approx. 45 Yrs)



**Commercial Top 4 Winner**

**梁國權**

**604-644-6482**

*Award Winning Services!*



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- Re/Max Western Canada Top 4 全西岸加拿大首4名
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- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- MLS Medallion Club Award 溫哥華地產局銷量大獎

Re/Max Real Estate Services #410 – 650 W.41st Ave, Vancouver, BC V5Z 2M9

Tel: 604-263-2823 Fax: 604-263-1057 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

\*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.



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## Community Commercial Zone

### Part 36

### C-8

#### A. Intent

This Zone is intended to accommodate and regulate the development of community shopping centres serving a community of several neighbourhoods.

#### B. Permitted Uses

**Amendments: 12333, 07/25/94; 12715, 12/04/95; 13251A, 03/16/98; 13497, 09/15/98; 13564, 11/16/98; 13769, 01/22/01; 15064, 07/21/03; 15977, 04/24/06; 17462, 09/12/11; 17687, 10/01/12**

Land and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Retail stores* excluding the following:
  - (a) *adult entertainment stores*; and
  - (b) *secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding funeral parlours and *drive-through banks*.
4. *Beverage container return centres* provided that:
  - (a) the use is confined to an enclosed *building* or a part of an enclosed *building*; and
  - (b) the *beverage container return centre* does not exceed a *gross floor area* of 418 sq. metres (4,500 sq.ft.).
5. *Eating establishments* excluding *drive-through restaurants*.
6. *Neighbourhood pubs*.
7. *Liquor store*.

8. Office uses excluding the following:
  - i. *social escort services*
  - ii. *methadone clinics*
9. *Parking facilities.*
10. *Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs] G.V.W., provided that such use is associated with a use permitted under Section B.1 of this Zone.*
11. *Indoor recreational facilities.*
12. *Entertainment uses excluding arcades and adult entertainment stores.*
13. *Assembly halls.*
14. *Community services.*
15. *Child care centres.*
16. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
  - (a) Contained within the *principal building*; and
  - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

#### C. Lot Area

Not applicable to this Zone.

#### D. Density

**Amendments: 14390, 05/22/01**

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.1 provided that the *gross floor area* on the *lot* does not exceed 300 square metres [3,230 sq. ft.]. The *floor area ratio* shall not exceed 0.80 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 0.80.

#### **E. Lot Coverage**

The maximum *lot coverage* shall be 50%.

#### **F. Yards and Setbacks**

*Buildings and structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of this By-law).

#### **G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*: The *height* shall not exceed 12 metres [40 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 4.5 metres [15 ft.].

#### **H. Off-Street Parking and Loading/Unloading**

**Amendments: 13774, 07/26/99**

1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

#### **I. Landscaping**

**Amendments: 17471, 10/03/11**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot* except at *driveways*.
4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 ft.].

## J. Special Regulations

**Amendments: 13497, 09/15/98**

1. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
4. Land and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 70 dB(A) measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB(A).



**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acres]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

**L. Other Regulations**

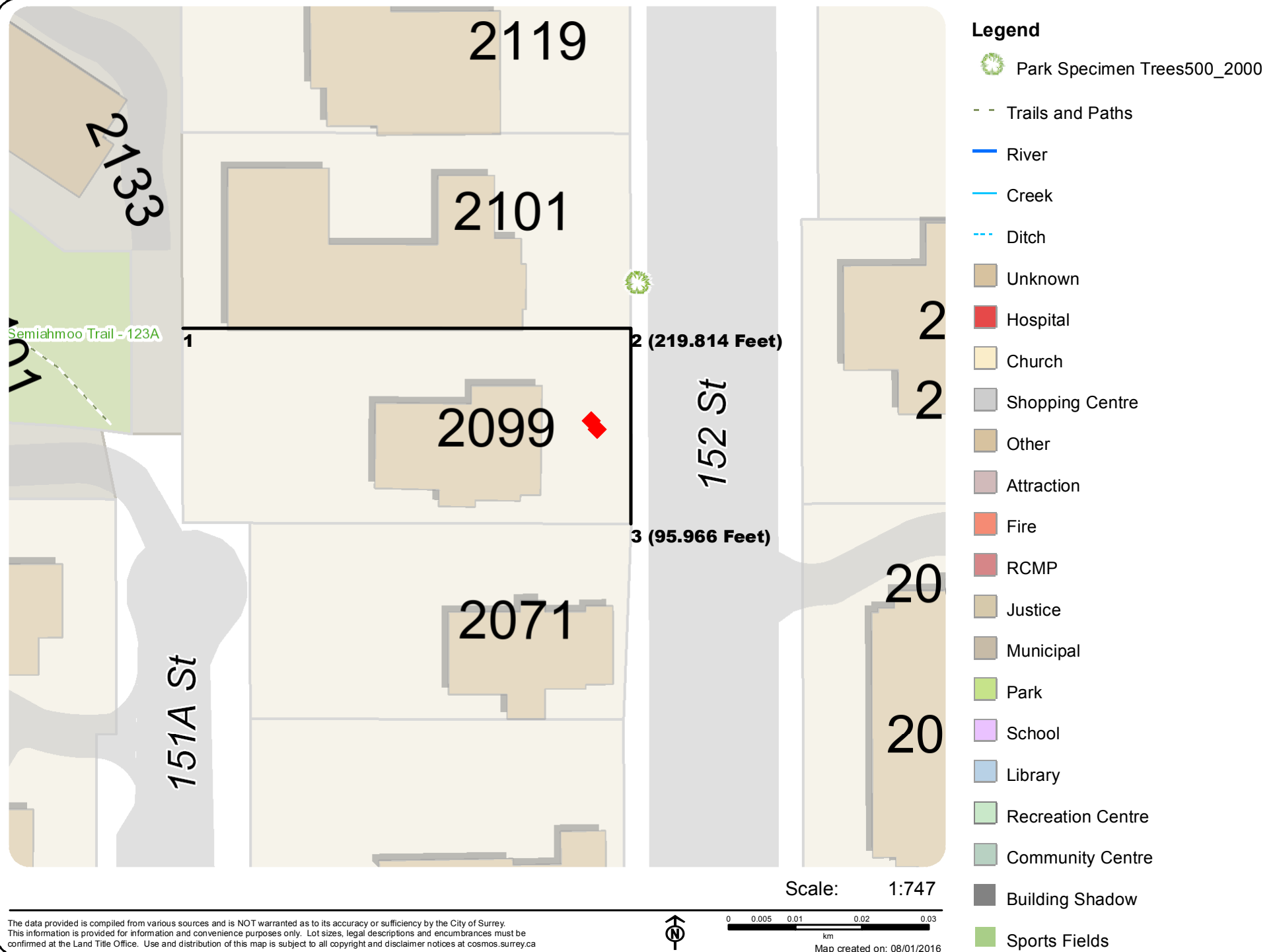
**Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10**

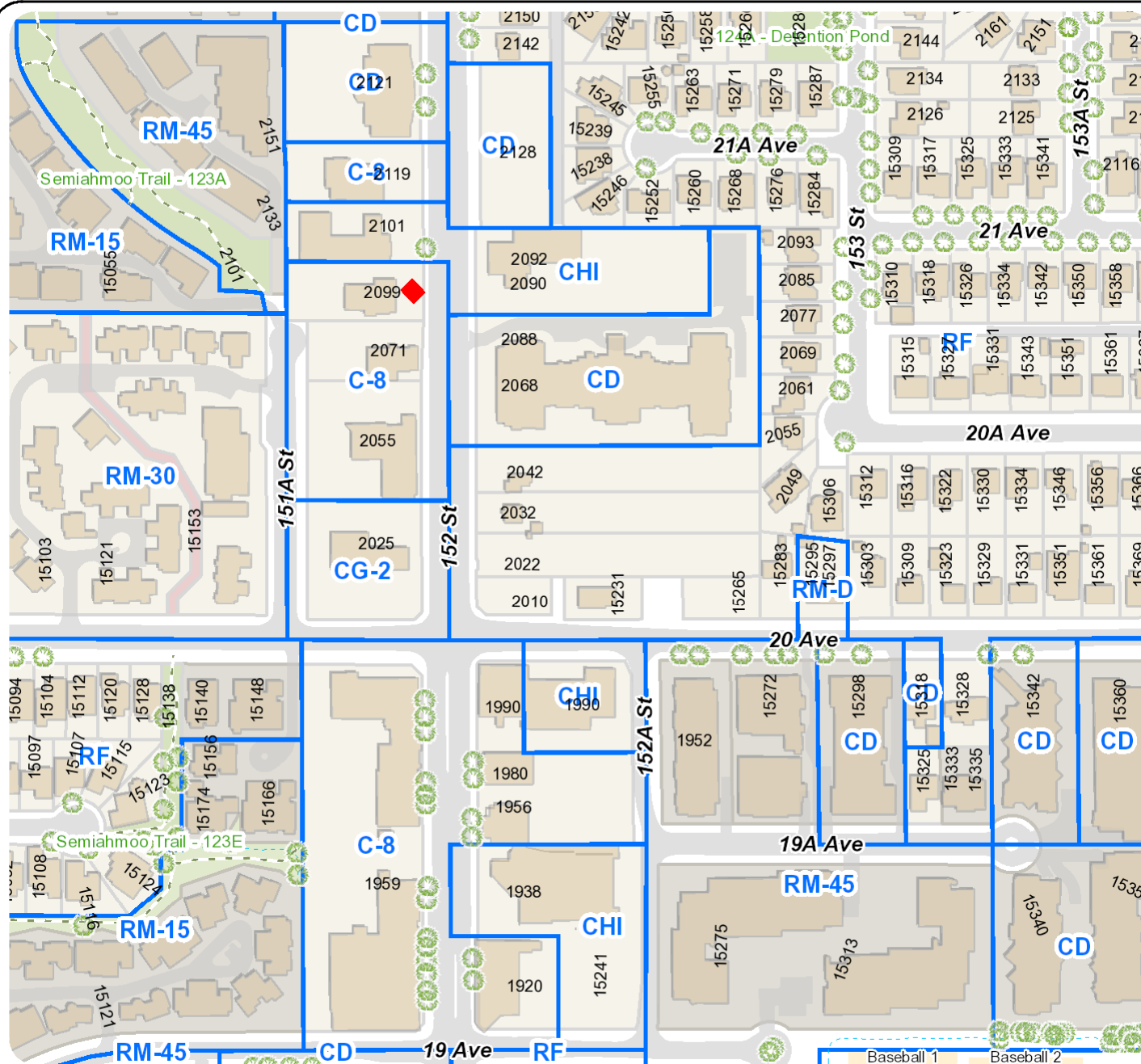
In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
6. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
7. Development permits may be required in accordance with the *Official Community Plan*.
8. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.



9. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act R.S.B.C.





## Legend

- Park Specimen Trees2000\_4000
- Trails and Paths
- River
- Creek
- Ditch
- Zoning Boundaries
- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP
- Justice
- Municipal
- Park
- School
- Library
- Recreation Centre
- Community Centre
- Building Shadow

Scale: 1:2,988

