



INCOME PROPERTY WITH HIGH REDEVELOPMENT POTENTIAL



SCOTT TOWN PLAZA
9522 120 ST SURREY

9522 120 ST, SURREY BC

Future potential high density mixed-use development site with over \$1,000,000 annual net operating income. The Scott Town Plaza mall is uniquely situated on the corner of Scott Road & 96th Avenue with 26 retail units. With over 5 acres of developable land at the Gateway of Scott Road Corridor, this property is prime for high density development. Just a short 6 minute drive to the Scott Road Skytrain Station with the future RapidBus stop just steps away from the property.

More information: email info@fraserelliott.com or call 604.728.2845

OFFERED AT \$29,950,000

PROPERTY DATA

Municipal Addresses:	9522 120 Street, Surrey BC.
PID:	008-710-031, 009-280-464
Site Area:	5.16 Acres (224,825 Sq.Ft.)
Zoning:	C-8
OCP:	City has expressed interest to increase density to match adjacent high-density zones in the City of Delta
Building Area:	58,818 SF
Units:	26

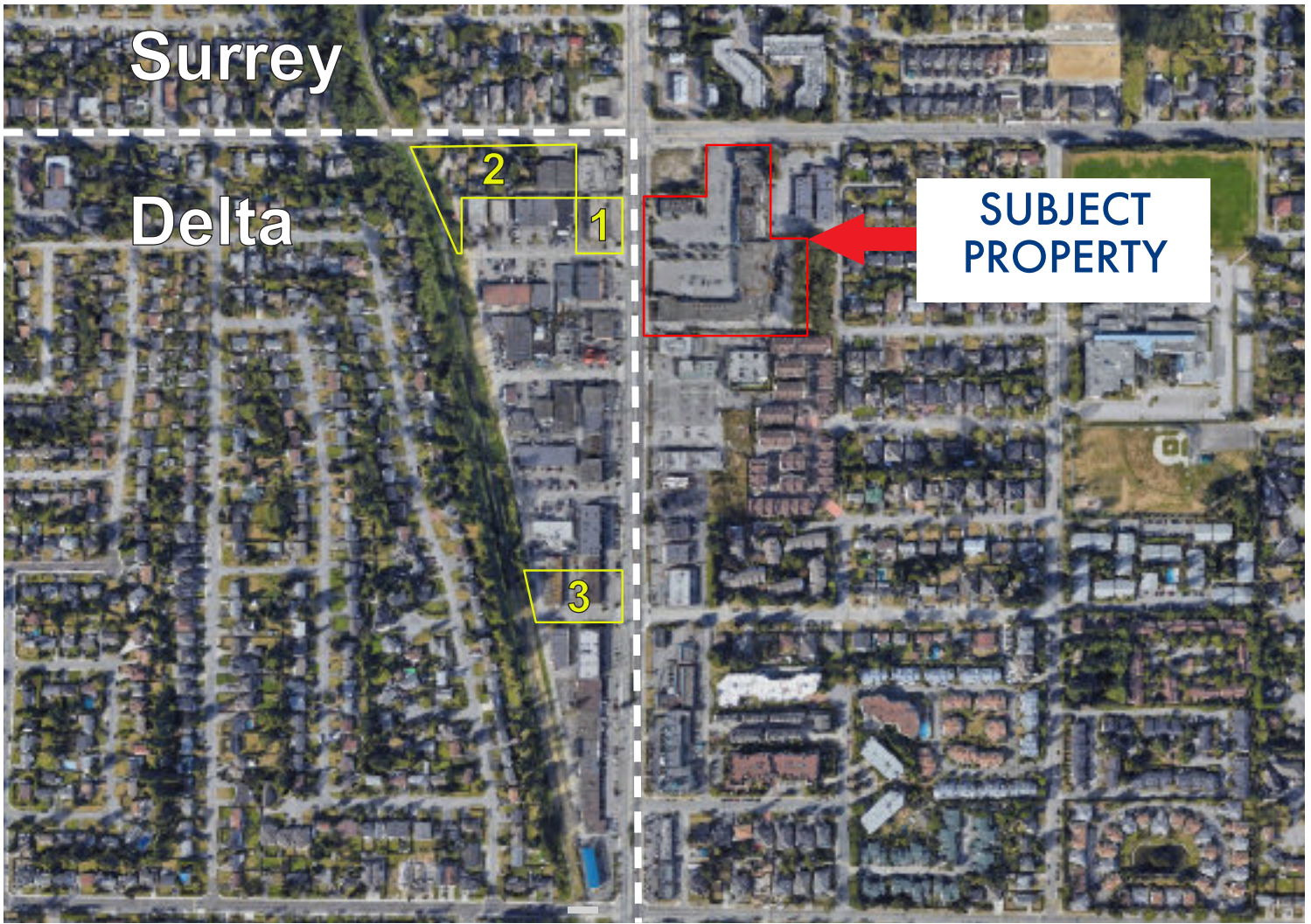


* ARTIST RENDERING FOR ILLUSTRATIVE PURPOSES ONLY, BUYER TO VERIFY REDEVELOPMENT POTENTIAL WITH CITY OF SURREY

TENANTS

Unit	Tenant
9500	Liquor Depot
9504	Flower Shop
9506	Vacant
9508	Optical Superstore
9512	BB Nails
9514	Pizza 24
9516-9518	Orico Pet Store
9520	Bentley Smoke Shop
9522	WTTU Martial Arts Studio
9524	Vacant
9526	Taste of Lahore Restaurant
9528	Fitness Workout
9530	Dollarama
9532	Popular Fish House
9534	Makeover 21 Hairdressing
9536	Surrey Wireless Solutions
9538	Subway
9540	Vacant
9542-9544	Super Pho
9546-9548	Vacant
9550	Scott Town Coin Laundry
9554	James Bakery
9556	Scott Town Medical Clinic
9558	Pharmasave

NEARBY FUTURE HIGH RISE SITES



1. Future 30+ Storey Highrise Redevelopment
2. Future Multi Tower Highrise Redevelopment
3. Future 30+ Storey Highrise Redevelopment

The City of Delta has anticipated that the "Townline Area" will accommodate up to 2,500 new residential units.

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