

FRASER · ELLIOTT  
COMMERCIAL

For Sale



1.072 Acre Light  
Industrial Property  
In Port Kells With  
Profitable Welding  
and Fabrication  
Business

18697 96 Ave &  
18725 96 Ave,  
Surrey, BC

604.728.2845

[sales@fraserelliott.com](mailto:sales@fraserelliott.com)

[www.fraserelliott.com](http://www.fraserelliott.com)

## SALIENT FACTS

### Business

DC Welding & Fabrication Ltd.

### EBITDA

Inquire

### Property

18697 - 18725 96 Ave, Surrey, BC

### PID

002-859-751, 026-155-150

### Year Built

1974

### GLA

8,385 SF

### Lot Size

1.072 Acres (46,696.32 SF)

### Zoning

IL, Light Impact Industrial Zone, 0.1 FAR,  
60% Lot Coverage, 18m Max Height

### OCP

Industrial, 1 FAR

### Building Height

~ 20'

### Drive Ins

~ 2 tot./10' w x 14' h

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## OPPORTUNITY

Unique opportunity to acquire a 1.072 acre industrial property in Port Kells in addition to a profitable welding and fabrication business. The property is currently improved with a 8,385 SF warehouse with 20' ceilings, 2 drive-in doors and 600 amp power. Impeccable location in close proximity to Golden Ears Way and the Trans-Canada Highway.

Please do not disrupt business operations.

Contact Fraser Elliott Commercial for details: 604.728.2845.



# INVESTMENT HIGHLIGHTS



## BUSINESS OPPORTUNITY

Profitable Welding and Fabrication business



## HIGHLY TRAFFIC LOCATION

Close proximity to Golden Ears Way and Trans-Canada Hwy



## TRUCK ACCESS

20' ceilings with 14' drive in doors



## 3 PHASE POWER

600 Volt and 600 Amp

## LOCATION

The property is located in Port Kells Industrial area with close proximity to major highways #1, #17 and Golden Ears Way Fraser River Crossing.

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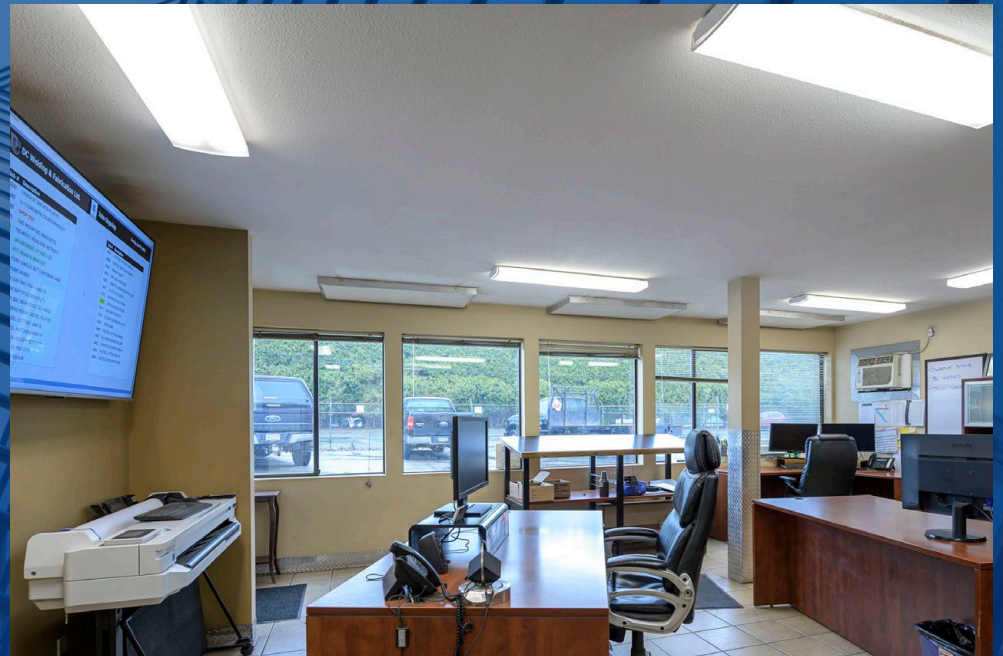
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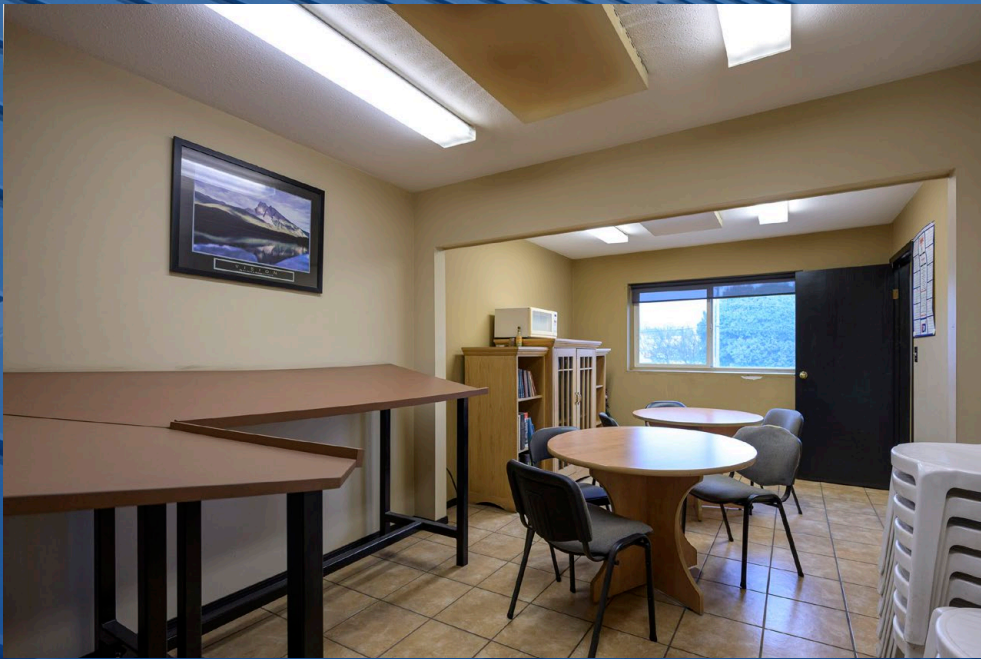
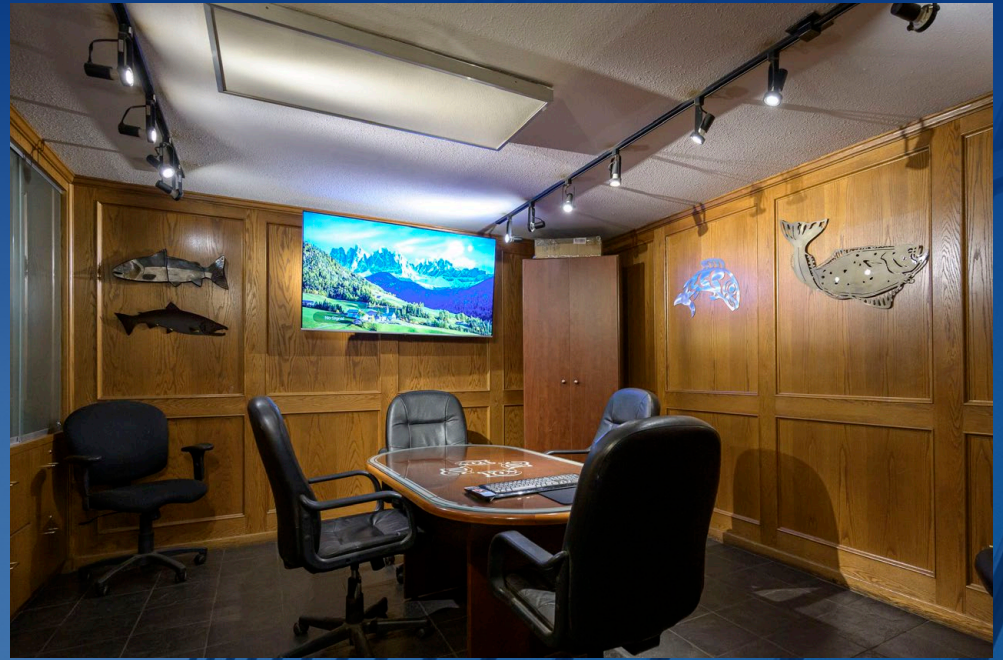
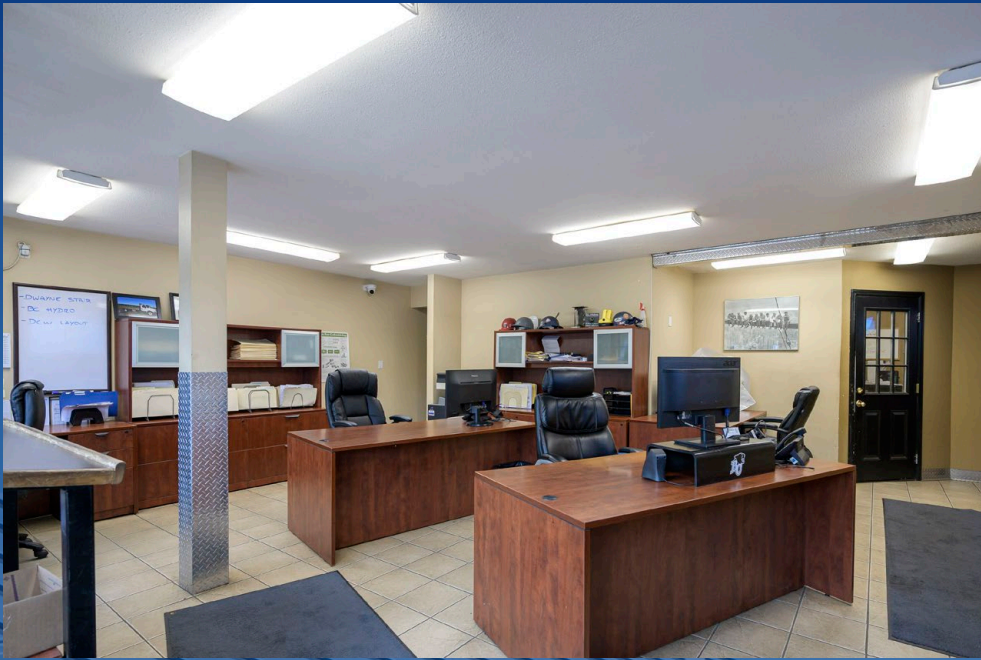
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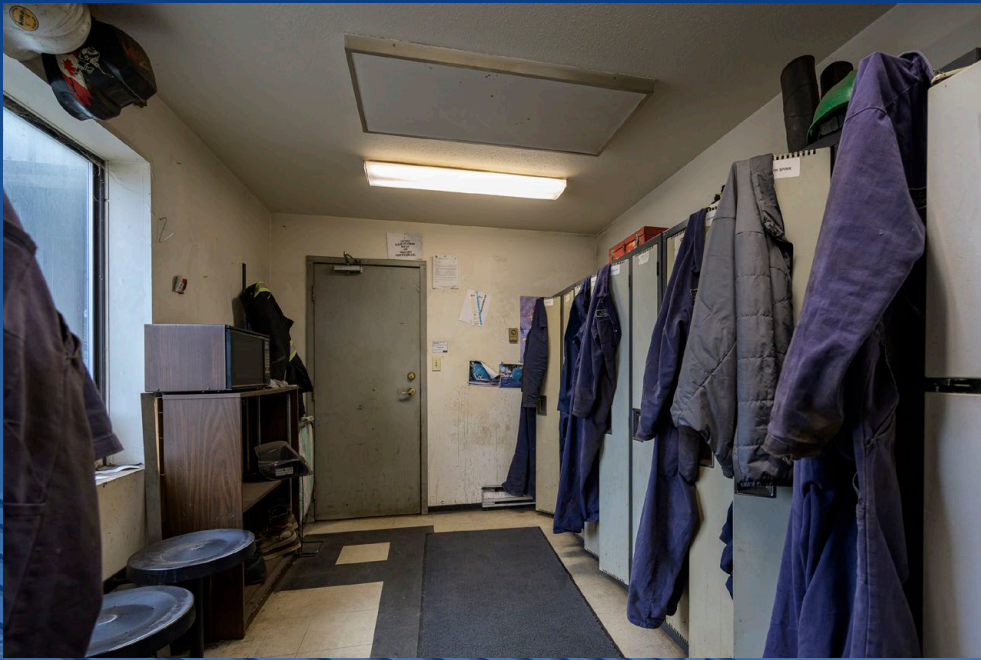
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