

FOR SALE

Commercial Real Estate Redefined

LONDON
PACIFIC



INVESTMENT LAND OPPORTUNITY

5 ACRES | 440 192ND STREET SURREY

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OPPORTUNITY SUMMARY

London Pacific is pleased to present an opportunity to acquire a 5-acre investment property located along 192nd Street in South Surrey.

This property is ideally situated outside of the Agricultural Land Reserve and is located in the Hazelmere area near the Peace Arch Border Crossing, Campbell Height's Industrial Park and 200th street, offering exceptional connectivity within the Fraser Valley.

Currently improved with a large primary residence, fenced property line, and a barn this parcel presents both investment and lifestyle value with fertile farmland that generates reliable holding income. Exclusion from the agricultural land reserve and large scale property size makes this an exceptional long-term investment opportunity.



OPPORTUNITY OVERVIEW

SALIENT FACTS: 440 192 Street Surrey, BC V3Z 9R9

PID
001-733-427

Gross Site Area
± 217,800 SQ FT / 5 ACRES

Zoning
A1 General Agricultural Zone

Improvements
One (1) Single Family Home

Gross Taxes (2025)
\$9,773.57

Price
\$5,500,000



PROPERTY HIGHLIGHTS

- + Ideally situated outside of the ALR allowing a pathway to development
- + Flat topography with no creeks and good soils
- + Efficient rectangular shape
- + Nearly 600 feet of frontage on 192nd
- + 3.14 kms away from the Campbell Heights industrial park

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