



SUBJECT PROPERTY OUTLINED

SOUTH CAMPBELL HEIGHTS • SURREY, BRITISH COLUMBIA

18998 20 Avenue

5.014 acres of designated employment land, directly adjacent to Beedie's South Campbell Heights Business Park.

Adjacent parcels available for consolidation.

\$11,900,000

LIST PRICE

5.014 ac

SITE AREA

Mixed Employment

LAND USE DESIGNATION

LAP Stage 2

PLAN STATUS

INFORMATION PACKAGE

604 723 2124

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THE OPPORTUNITY

Adjacent to a landmark development

18998 20 Avenue is a **5.014-acre employment-land holding** in Surrey's South Campbell Heights. It lies **directly adjacent to Beedie's South Campbell Heights Business Park**, where construction began in June 2026. That 60-acre, **1,000,000-plus-square-foot** development is positioned as the gateway to South Campbell Heights. The subject property carries a **Stage 2-approved Mixed Employment** designation under the South Campbell Heights Local Area Plan.



18998 20 AVENUE, OUTLINED. BEEDIE'S SOUTH CAMPBELL HEIGHTS BUSINESS PARK IS UNDER CONSTRUCTION IMMEDIATELY TO THE EAST, TOWARD 190 STREET.

ADJACENT DEVELOPMENT

South Campbell Heights Business Park • Beedie

CONSTRUCTION BEGAN JUNE 2026

60 ACRES

1,000,000+ SQ FT

GATEWAY TO SOUTH CAMPBELL HEIGHTS

"Surrey continues to attract the investment needed to support our growing economy."

BRENDA LOCKE • MAYOR OF SURREY, ON THE JUNE 2026 GROUNDBREAKING

Property overview



18998 20 AVENUE, OUTLINED. TWO CLASS B PONDS ARE LOCATED ON AND ADJACENT TO THE SITE.

SALIENT DETAILS

CIVIC ADDRESS	18998 20 Avenue
MUNICIPALITY	Surrey, BC
PLAN AREA	South Campbell Heights
SITE AREA	5.014 acres
FRONTAGE / DEPTH	± 161 ft × 1,354 ft
LAND USE	Mixed Employment
PLAN STATUS	LAP Stage 2 · Dec 2024

HIGHWAY ACCESS	Hwy 99 · 1 · 15
ADJACENT TO	Beedie SCH Business Park
CONSOLIDATION	Adjacent parcels avail.
PID	019-163-321
MLS®	R3144297
SALE PROCESS	Court-ordered
LIST PRICE	\$11,900,000

SITE CHARACTERISTICS

The site is a regular, elevated parcel. Two Class B ponds are located on and adjacent to the lot; applying the recommended five-metre watercourse setbacks, approximately **84% of the site area is developable**. A watercourse technical memorandum is available to qualified parties.

Access, connectivity & offering



18998 20 AVENUE, OUTLINED, WITHIN SURREY'S SOUTH CAMPBELL HEIGHTS EMPLOYMENT LANDS.

ACCESS & CONNECTIVITY

± 5 MIN · US BORDER PACIFIC HWY (HWY 15)	± 3 MIN · HIGHWAY 15 176 STREET	± 10 MIN · HIGHWAY 99	± 20 MIN · HIGHWAY 1 TRANS-CANADA	± 45 MIN · DOWNTOWN VANCOUVER
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APPROXIMATE DRIVING TIMES. PACIFIC HIGHWAY (HWY 15) IS A COMMERCIAL-TRUCK CROSSING AND ONE OF CANADA'S FIVE BUSIEST.

THE OFFERING

Offered for sale by **court order**; all offers are subject to court approval. A due-diligence package is available to qualified parties, and offers are submitted through the listing brokerage.

LISTED BY

GURP KHOSA.

PERSONAL REAL ESTATE CORPORATION

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LICENSED IN BRITISH COLUMBIA

Information from sources deemed reliable and owner-provided; not guaranteed. This is a court-ordered sale and all offers are subject to court approval. Prospective purchasers must independently verify all particulars, including area, dimensions, LAP designation, servicing, environmental matters, title and municipal requirements. Neighbouring developments are referenced for context only and imply no affiliation. This package does not constitute an offer or agreement.