

FOR SALE

DEVELOPMENT OPPORTUNITY 102B LAND ASSEMBLY SURREY, BC



LAND SIZE - 0.9 - 1.1 ACRE*

DESIGNATION - APARTMENT



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* The Buyer must make independent inquiries with the City to purchase the road.

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THE OFFERING

Cushman and Wakefield is pleased to present to the market, the opportunity to create more value and unlock a new development opportunity with these four prime residential properties located in the heart of Surrey.

SALIENT DETAILS

Civic Addresses	10254 140 Street, Surrey BC V3T 4N2 10270 140 Street, Surrey BC V3T 4N3 14041 102B Avenue, Surrey BC V3T 1R2 14044 102B Avenue, Surrey BC V3T 1R3
PIDs	010-513-051, 010-513-043 007-448-864, 012-918-687
Legal Description	Lots 1 to 4 Section 25 Block 5 North Range 2 West New Westminster District Plan 21620
Total Site Area	39096.65 sf
Total Annual Taxes	\$18,709.14
Zoning	RF - Single Family Residential Zone
Designation	Low-Rise Apartment
Asking Price	Contact Listing Agent



10254 140 STREET



10270 140 STREET



14041 102B AVENUE



14044 102B AVENUE

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HIGHLIGHTS



TRANSIT-ORIENTED, MEDIUM-DENSITY RESIDENTIAL DEVELOPMENT SITE IN SURREY



APPROXIMATELY 2 KMS FROM THE FUTURE UBC CAMPUS TO BE LOCATED NEXT TO KING GEORGE SKYTRAIN STATION



10 MINUTE WALK TO SURREY CITY CENTRE & ITS AMENITIES INCLUDING SFU, CITY HALL, CITY CENTRE LIBRARY AND CENTRAL CITY SHOPPING CENTRE WITH OVER 140 SHOPS



SURREY IS PROJECTED TO OVERTAKE VANCOUVER AS BC'S LARGEST CITY WITHIN THE NEXT DECADE

LOCATION

The City of Surrey is known as a forward-thinking and globally recognized leader in building vibrant and sustainable communities through technology and innovation. As one of British Columbia's fastest growing and culturally diverse cities, Surrey encompasses strong transportation links and sits in a relatively central location within Metro Vancouver.

With two of the four properties (10254 & 10270), fronting 140th Street, slated as an arterial route under the Surrey City Centre plan guidelines, the location offers easy access to Fraser Highway, King George Boulevard and the Trans-Canada Highway.

DEMOGRAPHICS

	1 km	3 km	5 km
Population (2022)	13,812	117,432	213,650
Population (2027)	14,432	123,797	229,882
Projected Annual Growth (2022 - 2027)	4.5%	5.4%	5.3%
Median Age	38.3	38.0	38.4
Average Household Income (2022)	\$89,923	\$93,391	\$104,051



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GUILDFORD TOWN CENTRE - 104 AVENUE CORRIDOR - STAGE 1



Legend

- Single Family or Duplex
- Townhouse or Row House
- Low Rise Residential**
- Low Rise Mixed Use
- Low to Mid Rise Residential
- Low to Mid Rise Mixed Use
- Mid to High Rise Residential
- Mid to High Rise Mixed Use
- High Rise Mixed Use
- Commercial
- Parks & Natural Areas
- Metro Vancouver Reservoir
- School
- Civic
- Parks & Natural Areas and School
- Bus Layover Facility
- Daylighted Watercourse

CITY WIDE OCP - MULTIPLE RESIDENTIAL

The Multiple Residential designation is intended to support higher-density residential development including local, neighbourhood serving commercial, and community uses. These higher-density neighbourhoods are typically located adjacent to Commercial, Town Centre or Downtown designations to support the vitality of these areas or along Frequent Transit Corridors.

LAND USE DESIGNATION - LOW RISE RESIDENTIAL

The Low Rise Residential designation allows for 4 storeys (potentially 5 storeys) of residential development with ground floor 2-storey townhouse encouraged to a total density of 1.6 times the lot area.



WATCH PROPERTY VIDEO

<https://vimeo.com/809137046/7a9090d0bb>

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