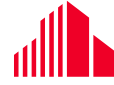


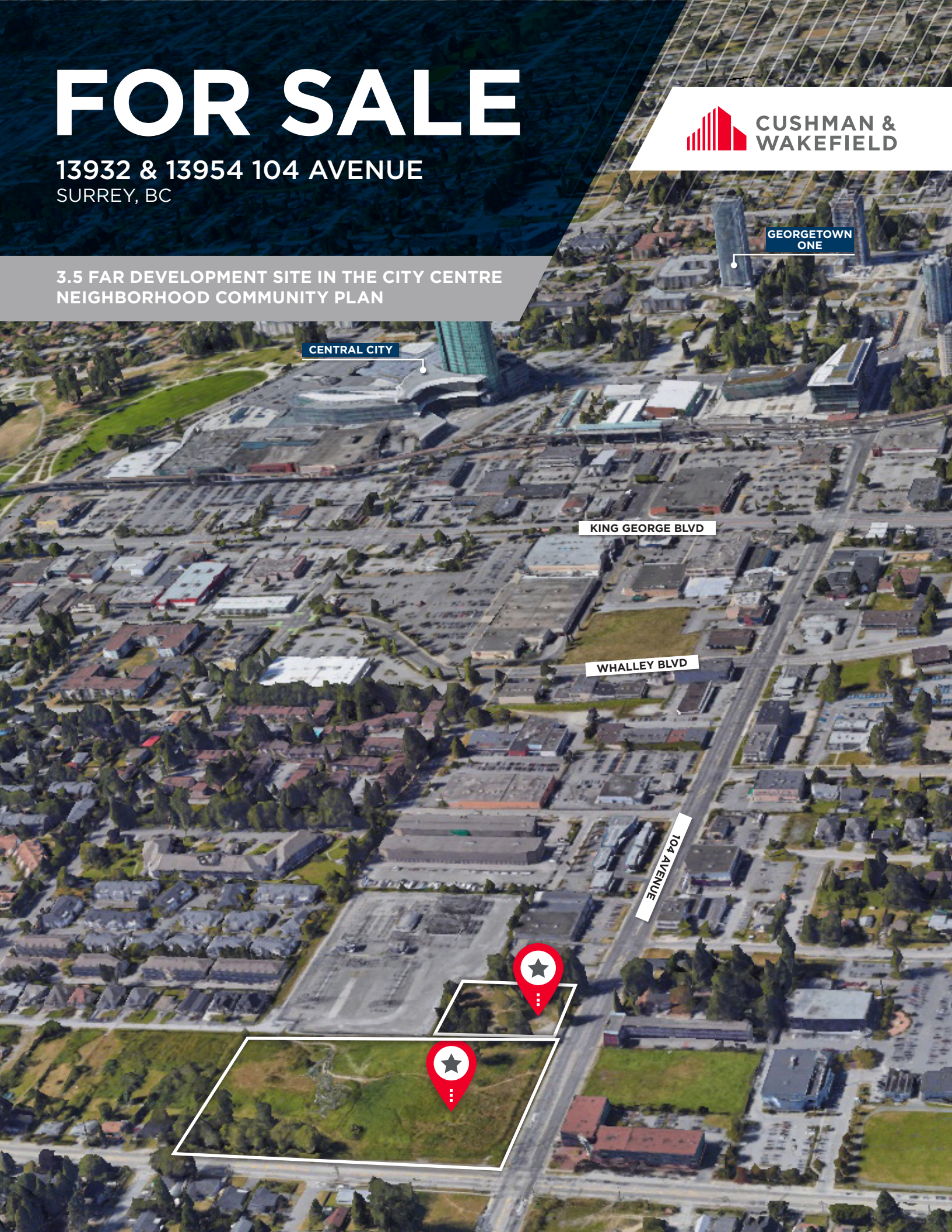
FOR SALE

13932 & 13954 104 AVENUE
SURREY, BC



CUSHMAN &
WAKEFIELD

3.5 FAR DEVELOPMENT SITE IN THE CITY CENTRE
NEIGHBORHOOD COMMUNITY PLAN



CENTRAL CITY

GEORGETOWN ONE

KING GEORGE BLVD

WHALLEY BLVD

104 AVENUE



SURREY CITY CENTRE LAND USE MAP



THE OPPORTUNITY

C&W is please to present an opportunity to acquire a freehold interest in 13932 & 13954 104 AVENUE, Surrey, B.C.

The two adjacent sites total 247,265 SF (5.67 Ac) of bare land. The site is part of the adopted Surrey City Centre NCP and allows for a 3.5 FAR development.

LOCATION

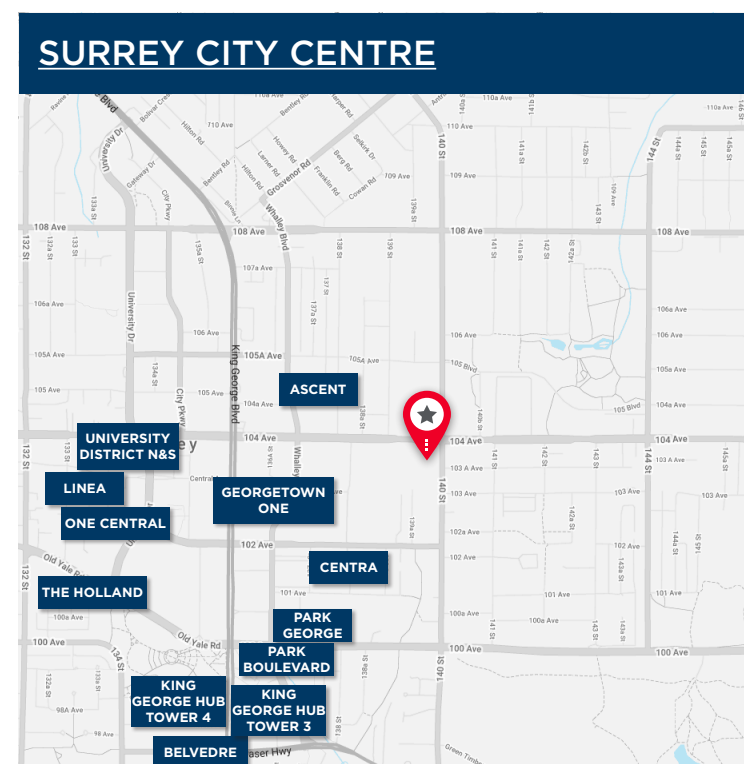
The subject properties are located on the south side of 104 Avenue West of 140th Street. A number of concrete projects are scheduled to take place in the immediate area including the development of approximately 7 towers by Anthem Properties. The subject is a short distance to Sky Train stations along with an abundance of retail amenities. Highway No. 1 is only a 5-minute drive away.

DEMOGRAPHICS

	1 KM	3 KM	5 KM
Population	19,714	107,660	219,132
Population Growth (2016-2020)	7.7%	5.1%	5.1%
Projected Population Growth (2020-2025)	2.0%	1.1%	1.3%
Median Age	36.8	37.7	38.2
Avg Household Income	\$69,167	\$82,366	\$92,498

SALIENT DETAILS

	13932 104 AVE	13954 104 AVE
PID	011-126-361	011-126-345
LAND USE	Mid to High Rise 3.5 FAR	Mid to High Rise 3.5 FAR
LOT AREA	41,461 SF (0.95 AC)	205,804 SF (4.72 AC)
ZONING	Downtown Commercial Zone	Downtown Commercial Zone
GROSS TAXES	\$105,681.68	\$141,463.45

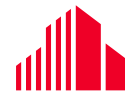


NEARBY AMENITIES - 10 MIN WALK

- +65** HEALTH SERVICE PROVIDERS
- +11** GROCERS & SUPERMARKETS
- +60** RETAIL & SHOPPING STORES
- +49** RESTAURANTS
- +20** SCHOOLS
- +20** CAFES

FOR SALE

13932 & 13954 104 AVENUE
SURREY, BC



CUSHMAN &
WAKEFIELD



CONTACT LISTING AGENT FOR PRICE GUIDANCE.

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E.&O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC PRJ0641484 09/21 mf